



GIBBINS RICHARDS 

17 Coral Avenue, Kings Down, Bridgwater TA6 4YW

£235,000

GIBBINS RICHARDS 
Making home moves happen

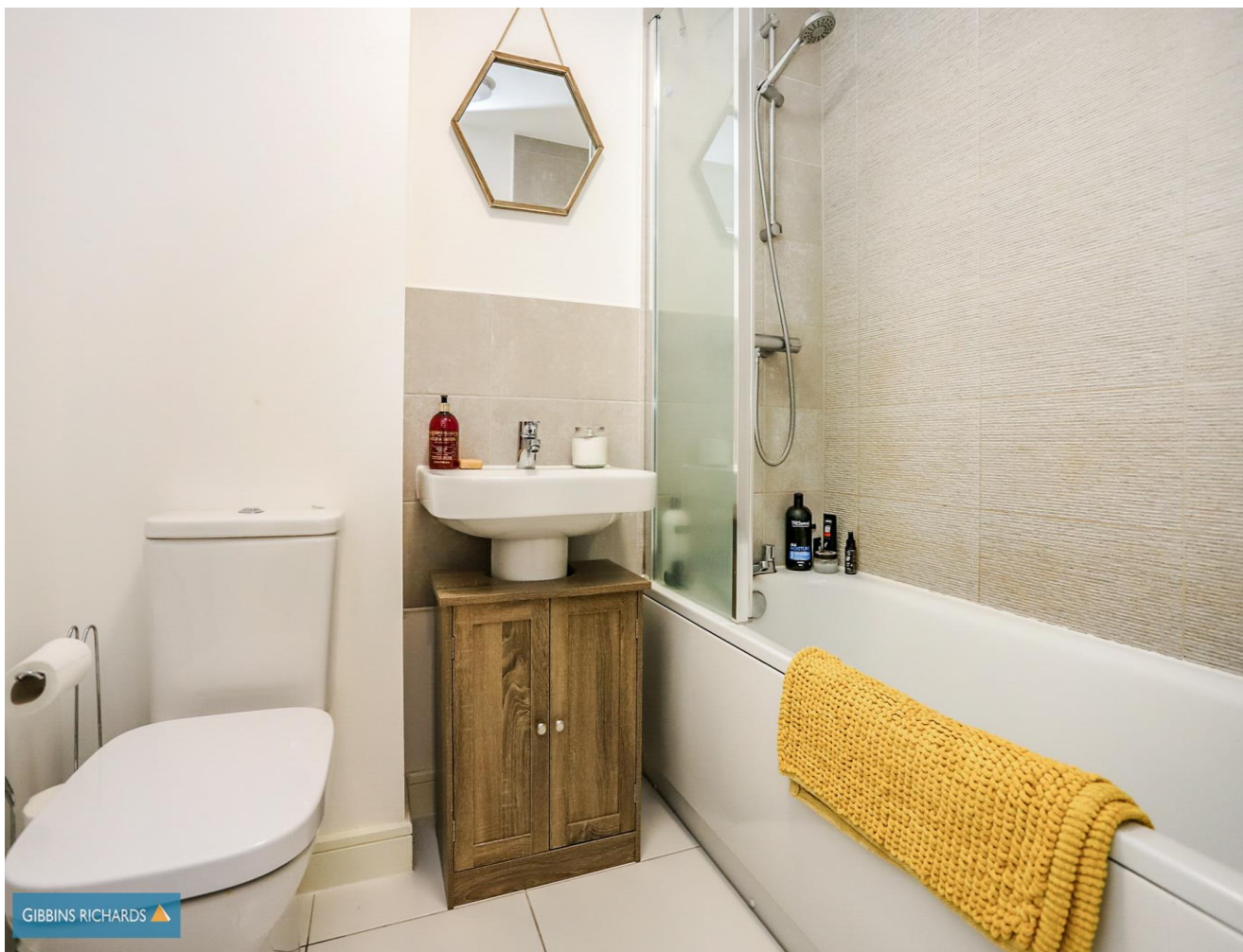
An immaculate three bedroom semi-detached house which is located within the new development of 'Kings Down' on the eastern outskirts of town. The property itself was constructed in 2021 and benefits from the remainder of its ten year NHBC warranty. The property is fully UPVC double glazed throughout and warmed by gas central heating. The location of the property provides excellent access to all amenities and easy access to Junction 23 of the M5.

Tenure: Freehold / Energy Rating: B-85 / Council Tax Band: C

The property is a superbly presented three bedroom semi-detached house with easy access to the M5 motorway at Junction 23. The accommodation in brief comprises; entrance hall with stairs to first floor, sitting room, kitchen/dining room and ground floor WC. To the first floor are three bedrooms (master with en-suite shower room) and family bathroom. The property benefits from off road parking to the front with a fully enclosed rear garden.

MODERN THREE BEDROOM SEMI DETACHED HOUSE
FULLY UPVC DOUBLE GLAZED
GAS CENTRAL HEATING
CLOAKROOM / FAMILY BATHROOM / EN-SUITE SHOWER ROOM
IDEAL FAMILY HOME
OFF ROAD PARKING
FULLY ENCLOSED REAR GARDEN
REMAINDER OF NHBC WARRANTY





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Entrance Hall Sitting Room	Stairs to first floor, door to; 13' 9" x 12' 4" (4.18m x 3.77m) Front aspect window. Door to;
Inner Lobby	Doors to under stairs storage cupboard, cloakroom and walkway to kitchen/dining room.
Kitchen/Dining Room	15' 5" x 12' 7" (4.70m x 3.83m) Rear aspect window. Fitted with contemporary style floor and wall units with built-in cooking appliances. Integrated fridge/freezer, dishwasher and washing machine. French doors to rear garden.
Cloakroom	5' 9" x 3' 5" (1.74m x 1.03m) Equipped in a modern white suite comprising low level WC and wash hand basin.
First Floor Landing	Doors to three bedrooms and family bathroom.
Bedroom 1	11' 9" x 10' 9" (3.58m x 3.28m) Front aspect window. Door to;
En-Suite Shower Room	5' 10" x 4' 6" (1.78m x 1.38m) Equipped in a modern white suite comprising low level WC, wash hand basin and shower cubicle.
Bedroom 2	10' 7" x 8' 11" (3.23m x 2.72m) Rear aspect window.
Bedroom 3	11' 9" x 6' 6" (3.59m x 1.99m) Rear aspect window.
Family Bathroom	6' 5" x 5' 4" (1.95m x 1.62m) Equipped in a contemporary white suite comprising bath with shower over, WC and wash hand basin.
Outside	To the front of the property is an area of off road parking, whilst to the rear is a fully enclosed garden laid to lawn, gravel and patio area with timber summerhouse.
Agents Note	The property is subject to an annual fee of £175.00 payable to Trust Management Limited towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal



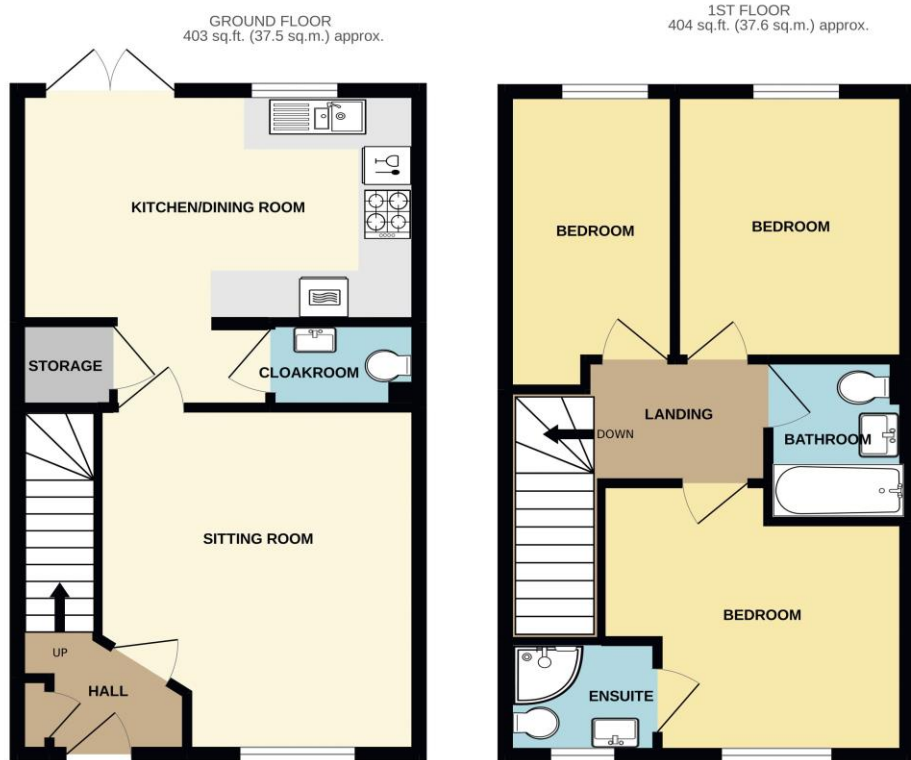
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TOTAL FLOOR AREA : 808 sq.ft. (75.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

We routinely refer potential sellers and purchasers to a selection of recommended conveyancing firms – both local and national. It is their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £200 per transaction.
We routinely refer potential sellers and purchasers to Mortgage Advice Bureau (MAB) for mortgage and protection advice. It's their decision whether to use those services. In making that decision, it should be known that we receive a payment benefit of not more than £250 per case.
Once an offer is accepted by our client, an Administration Fee of £20 + VAT (£24) per buyer will be required in order for us to process the necessary checks relating to our compliance and Anti-Money Laundering obligations. This is a non-refundable payment and cannot be returned should a purchase cease to continue. It can be paid via a card machine, or via BACS transfer.



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