



GIBBINS RICHARDS 

3 Coral Avenue, Kings Down, Bridgwater TA6 4YW

£275,000

GIBBINS RICHARDS 
Making home moves happen

A four bedroom detached house with garage, parking and enclosed rear garden. This modern detached family home is well presented throughout, fully UPVC double glazed and warmed by mains gas fired central heating. The accommodation comprises in brief; entrance hall, sitting room, inner lobby leading to ground floor WC and kitchen/dining room with French doors to rear garden. To the first floor a galleried landing leads to four bedrooms (master with en-suite shower room and built-in wardrobes) and family bathroom. There is garage and off road parking to the front and enclosed good size garden to the rear.

Tenure: Freehold / Energy Rating: B-83 / Council Tax Band: C

This modern low maintenance home is located on a level plot within the popular 'Kings Down' development just to the north/east side of Bridgwater and within easy walking distance to local shops. The property also offers easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

FULL UPVC DOUBLE GLAZING
GAS CENTRAL HEATING
FOUR FIRST FLOOR BEDROOMS
GARAGE / OFF ROAD PARKING
ENCLOSED REAR GARDEN
EASY M5 ACCESS
WELL PRESENTED THROUGHOUT
MODERN KITCHEN & SANITARY FITMENTS
WALKING DISTANCE TO LOCAL SHOP
PRICED TO SELL



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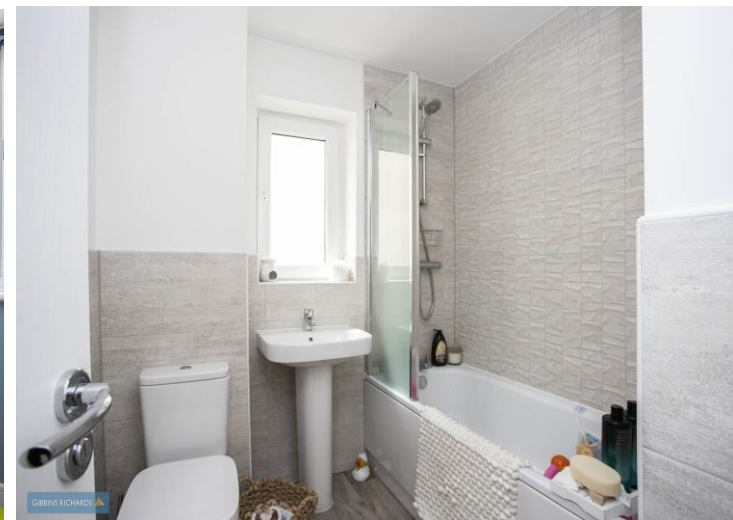
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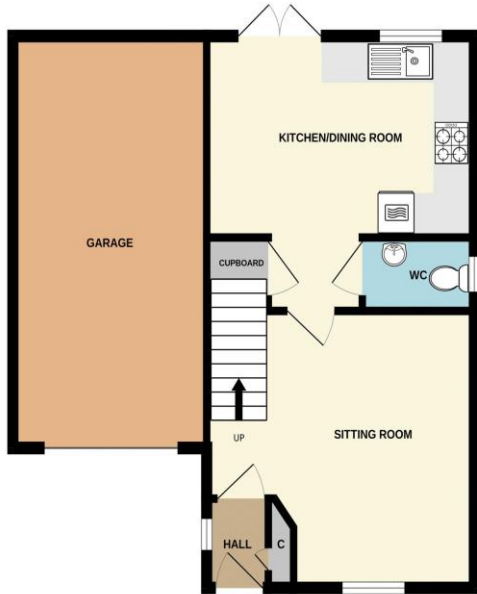
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| Entrance Hall | 4' 4" x 3' 9" (1.32m x 1.14m) Side aspect window. Storecupboard with electric fuse board. |
| Sitting Room | 14' 3" x 12' 11" (4.34m x 3.93m) Front aspect window. Stairs rising to first floor. Door to; |
| Inner Lobby; WC | Doors to WC and understairs storage cupboard. |
| Kitchen/Dining Room | 5' 11" x 3' 6" (1.80m x 1.07m) Side aspect obscure window. 14' 3" x 9' 9" (4.34m x 2.97m) Rear aspect window and French doors to garden. Wall mounted gas combination boiler (concealed), integrated fridge and separate freezer, slimline dishwasher and washing machine. Integrated double oven/grill and four ring gas hob with extractor fan and light over. |
| First Floor Galleried Landing | Doors to four bedrooms and family bathroom. Door to cupboard. |
| Bedroom 1 | 13' 8" x 10' 6" (4.16m x 3.20m) Front aspect window. Door to; |
| En-Suite Shower Room | 5' 5" x 5' 0" (1.65m x 1.52m) (excluding shower recess) Rear aspect obscure window. Fitted in a white three piece matching suite comprising low level WC, pedestal wash hand basin and shower cubicle. |
| Bedroom 2 | 14' 3" x 9' 9" (4.34m x 2.97m) Front aspect window. |
| Bedroom 3 | 9' 5" x 9' 5" (2.87m x 2.87m) Rear aspect window. |
| Bedroom 4 | 7' 3" x 5' 5" (2.21m x 1.65m) Rear aspect window. |
| Family Bathroom | 7' 4" x 6' 7" (2.23m x 2.01m) Side aspect obscure window. Fitted with a three piece matching suite comprising low level WC, pedestal wash hand basin and bath with shower over. |
| Outside | The rear garden measures approximately - 29' 2" (8.88m) in length by 28' 7" (8.71m) in width. The garden is predominantly laid to lawn with a patio area adjoining the property and leading to garage and side gate. Fully enclosed by timber fencing. |
| Garage | Vehicular up and over door to front. Pedestrian door to rear. Off road parking in front. |
| AGENTS NOTE | This property is subject to an annual fee of approximately £195.00 payable to Trustmgt Limited towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative. |



GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.1 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 £30 + VAT (£36) 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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