




GIBBINS RICHARDS 

4 Devonshire Way, Kings Down, Bridgwater TA6 4GE

£239,950

GIBBINS RICHARDS   
Making home moves happen

A beautifully presented three bedroom semi-detached house with off road parking and enclosed rear garden. The property itself, offers spacious accommodation arranged over two storeys comprising in brief; entrance hall, kitchen, sitting/dining room and ground floor WC. To the first floor a landing leads to three good size bedrooms (master with en-suite shower room) and family bathroom. The property is fully UPVC double glazed and warmed by mains gas fired central heating with modern kitchen and sanitary fittings throughout.

Tenure: Freehold / Energy Rating: C / Council Tax Band: C

The property is positioned amongst others of similar size, age and design and is within a level walk of the new primary school on the 'Kings Down' development. Bridgwater town itself offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

POPULAR 'KINGS DOWN' DEVELOPMENT  
THREE BEDROOM SEMI-DETACHED HOUSE  
WELL PRESENTED THROUGHOUT  
UPVC DOUBLE GLAZING  
GAS CENTRAL HEATING  
OFF ROAD PARKING  
FULLY ENCLOSED REAR GARDEN  
IDEAL FAMILY HOME





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Entrance Hall 11' 9" x 6' 11" (3.58m x 2.11m) (max) Stairs rising to first floor. Doors to kitchen, sitting room and cloakroom.

Cloakroom 6' 2" x 2' 10" (1.88m x 0.86m) Equipped in a two piece suite comprising low level WC and wash hand basin. High level electric fuse board and wall mounted gas combination boiler.

Sitting/Dining Room 17' 9" x 15' 6" (5.41m x 4.72m) (max) Double opening French doors to rear garden and side aspect window. Door to understairs storage cupboard.

Kitchen 14' 0" x 8' 2" (4.26m x 2.49m) (into bay) Fitted with a modern range of matching eye and low level units.

First Floor Landing Doors to three bedrooms and bathroom. Hatch to loft. Door to airing cupboard.

Bedroom 1 10' 9" x 10' 7" (3.27m x 3.22m) Rear aspect window. Walk-in wardrobe.

En-Suite Shower Room 6' 5" x 4' 6" (1.95m x 1.37m) Side aspect obscure window.

Bedroom 2 11' 6" x 8' 7" (3.50m x 2.61m) Front aspect window.

Bedroom 3 10' 5" x 6' 7" (3.17m x 2.01m) (max)

Family Bathroom 8' 7" x 6' 7" (2.61m x 2.01m) Side aspect obscure window.

Outside Two tandem off road parking spaces to the side and enclosed rear garden - measuring approximately - 24' 9" x 26' 4" (7.54m x 8.02m). Additional section to the side. The rear garden is predominantly laid to lawn for ease of maintenance with concrete paved patio area adjoining the property and enclosed by timber fencing and enjoys a good degree of privacy and sun light.

AGENTS NOTE

This property is subject to an annual fee of approximately £200.00 payable to Trustmgt RFS Ltd towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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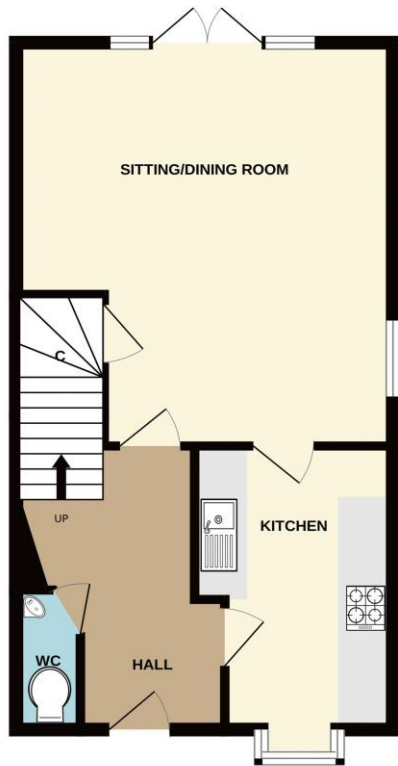


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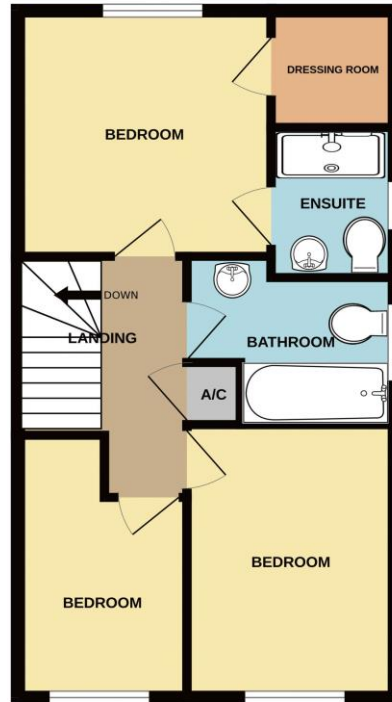


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GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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.

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