



22 Coral Avenue, Kings Down, Bridgwater TA6 4YW

£239,950

GIBBINS RICHARDS 
Making home moves happen

NO ONWARD CHAIN. A well presented three bedroom semi-detached house located on the ever popular 'Kings Down' development. The property benefits from gas central heating, full UPVC double glazing, off road parking and fully enclosed rear garden. The accommodation comprises in brief; entrance hallway, sitting room, ground floor WC, kitchen/diner, three first floor bedrooms (master with en-suite shower room) and family bathroom.

Tenure: Freehold / Energy Rating: B / 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.

NO ONWARD CHAIN
SEMI-DETACHED HOUSE
POPULAR 'KINGS DOWN' DEVELOPMENT
EASY ACCESS TO THE M5
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
OFF ROAD PARKING
FULLY ENCLOSED REAR GARDEN
UPVC DOUBLE GLAZING
GAS CENTRAL HEATING





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Entrance Hallway
Sitting Room

Inner Lobby
WC
Kitchen/Diner

First Floor Landing

Bedroom 1

En-Suite Shower Room

Bedroom 2

Bedroom 3
Family Bathroom

Outside

AGENTS NOTE

Stairs to first floor, storage cupboard, door to; 13' 5" x 12' 2" (4.1m x 3.7m) Front aspect window.

Doors to understairs storage cupboard and WC. 5' 11" x 3' 3" (1.8m x 1.1m) WC and wash basin. 15' 5" x 9' 6" (4.7m x 2.9m) Rear aspect window and French doors to rear garden. Modern fitted kitchen with integrated gas hob, electric oven. Space and plumbing for washing machine.

Doors to three bedrooms and family bathroom. Hatch to loft.

12' 2" x 9' 10" (3.7m x 3.0m) Front aspect window.

5' 7" x 5' 3" (1.7m x 1.6m) Front aspect obscure window. Fitted white suite comprising WC, wash basin and walk-in shower.

10' 6" x 8' 6" (3.2m x 2.6m) Rear aspect window.

11' 6" x 6' 7" (3.5m x 2.0m) Rear aspect window. Equipped in a modern white suite comprising WC, wash hand basin and bath with overhead shower.

To the front there is off road parking and to the rear is a fully enclosed garden laid to patio and lawn with decking area beyond.

This property is subject to an annual fee of approximately £215.00 payable to Trustmgt Limited towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



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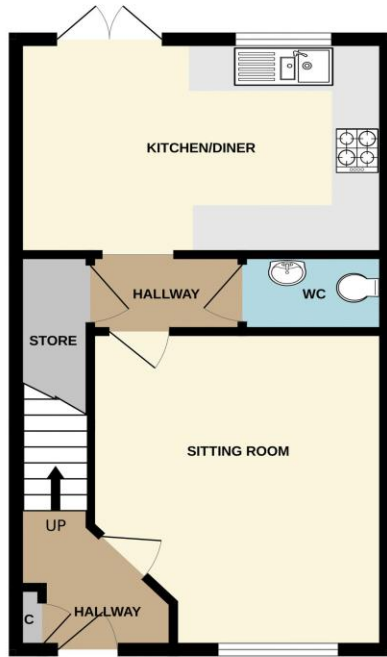


GIBBINS RICHARDS

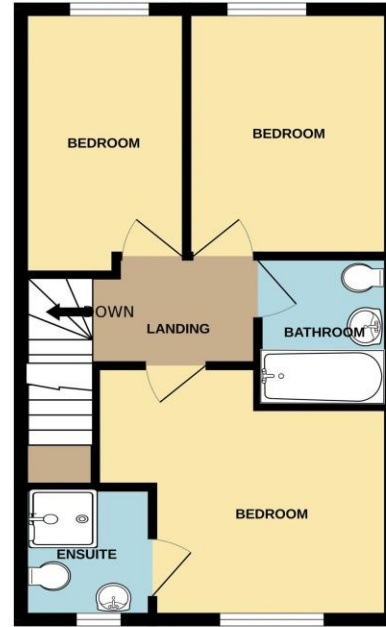


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GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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.

17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488
Email: bw@gibbinsrichards.co.uk Web: www.gibbinsrichards.co.uk