



GIBBINS RICHARDS 

14 Augusta Drive, Kings Down, Bridgwater TA6 4XQ

£180,000

GIBBINS RICHARDS   
Making home moves happen

A smart two bedroom mid terrace property located on the popular 'Kings Down' development. The property benefits from UPVC double glazing throughout, gas central heating, two double bedrooms and understairs cloakroom. The accommodation comprises; entrance porch, open plan sitting/kitchen/diner with French doors to garden, cloakroom, two first floor bedrooms and bathroom.

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

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.

NO ONWARD CHAIN - URGENT SALE REQUIRED  
GAS CENTRAL HEATING  
UPVC DOUBLE GLAZING  
EASY ACCESS TO M5 MOTORWAY  
WALKING DISTANCE TO LOCAL AMENITIES  
TWO BEDROOM TERRACE HOUSE  
IDEAL FIRST TIME/INVESTMENT PURCHASE  
ENCLOSED REAR GARDEN  
OFF ROAD PARKING





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Entrance Porch	Leading to open plan sitting/kitchen/diner. Stairs to first floor.
Kitchen Area	9' 2" x 8' 10" (2.8m x 2.7m) Front aspect window. Space and plumbing for washing machine. Integrated gas hob and electric oven.
Sitting Area	13' 1" x 12' 2" (4.m x 3.7m) French doors to garden.
Cloakroom	5' 3" x 2' 11" (1.6m x 0.9m) WC and wash hand basin.
First Floor Landing	Doors to two double bedrooms and bathroom. Hatch to loft.
Bedroom 1	12' 2" x 7' 7" (3.7m x 2.3m) Rear aspect window.
Bedroom 2	12' 2" x 7' 7" (3.7m x 2.3m) Dual front aspect windows.
Bathroom	5' 11" x 5' 7" (1.8m x 1.7m) Side aspect obscure window. Equipped in a white three piece suite comprising low level WC, wash hand basin and bath with overhead shower.
Outside	Fully enclosed rear garden laid to patio and lawn. Rear access gate to parking area.

**AGENTS NOTE**

**This property is subject to an annual fee of approximately £215.00 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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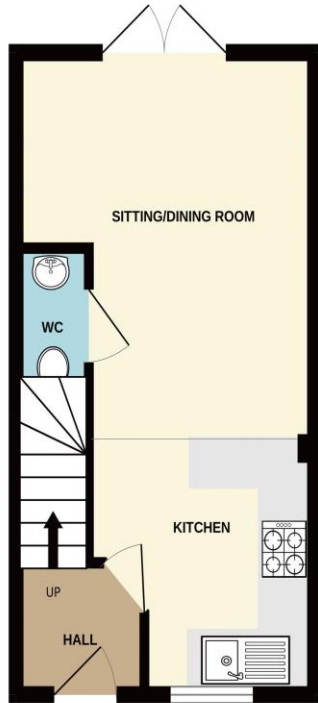


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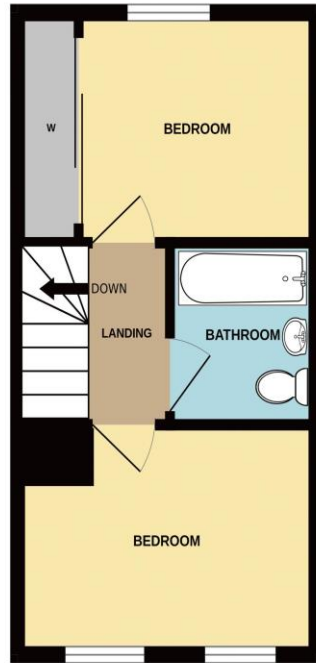


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GROUND FLOOR  
262 sq.ft. (24.3 sq.m.) approx.



1ST FLOOR  
257 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.2 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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