




GIBBINS RICHARDS 

24 Augusta Drive, Kings Down, Bridgwater TA6 4XQ

£329,950

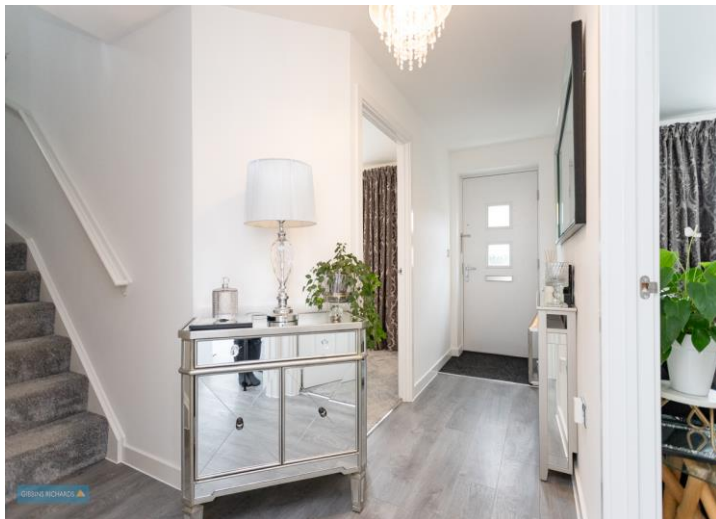
GIBBINS RICHARDS 
Making home moves happen

A beautifully presented detached family home boasting many attractive additional features. Entrance hall, dining room, sitting room, well equipped kitchen/breakfast room, utility, cloakroom, four bedrooms including en-suite shower room and family bathroom with shower. Two car side driveway, larger than average garage and well landscaped rear garden.

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

Constructed by Persimmon Homes to the popular 'Chedworth' design approximately three years ago, this stunning four bedroom detached family home benefits from a number of additional extras including an upgraded kitchen incorporating 'Quartz' worktops and integrated appliances. Landscaped rear garden and additional shower to the main bathroom itself. The property is located on the popular 'Kings Down' development on the north/eastern outskirts of Bridgwater and is ideally placed for the commuter being within comfortable access of Junction 24 of the M5 motorway.

BEAUTIFULLY PRESENTED
MODERN FOUR BEDROOM DETACHED HOUSE
FULLY UPVC DOUBLE GLAZED
GAS CENTRAL HEATING
UPGRADED KITCHEN FITMENTS & BUILT-IN APPLIANCES
FULLY LANDSCAPED REAR GARDEN
POPULAR 'KINGS DOWN' DEVELOPMENT
IDEAL FAMILY HOME
VIEWING ADVISED





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Entrance Hall	With mat section. Stairs to first floor.
Dining Room	10' 10" x 9' 10" (3.30m x 2.99m)
Sitting Room	13' 5" x 10' 10" (4.09m x 3.30m)
Kitchen/Breakfast Room	20' 5" x 9' 8" (6.22m x 2.94m) Upgraded with quality 'Quartz' worktops, built-in appliances to include double oven, ceramic hob with extractor hood, built-in fridge/freezer unit and dishwasher unit. Patio doors to rear garden.
Utility Room	6' 2" x 5' 2" (1.88m x 1.57m) Built-in washing machine. Cupboard containing gas fired central heating boiler. Access to garden.
Cloakroom	WC and wash basin.
First Floor Landing	Access to loft space. Airing/linen cupboard.
Bedroom 1	11' 5" x 11' 0" (3.48m x 3.35m) Fitted double wardrobe unit.
En-Suite Shower Room	Shower enclosure, wash basin and WC.
Bedroom 2	11' 6" x 8' 6" (3.50m x 2.59m) Double mirror wardrobe unit.
Bedroom 3	9' 10" x 9' 0" (2.99m x 2.74m) Double mirror wardrobe unit.
Bedroom 4/Study	8' 2" x 7' 10" (2.49m x 2.39m)
Bathroom	8' 2" x 6' 5" (2.49m x 1.95m) Panelled bath with Mira electric shower and screen, wash basin and WC. Towel radiator.
Outside	Two car side driveway leading to a detached garage. Two gates leading through to the rear garden which has been well landscaped with a large paved sun patio, high bank bordering shrubs and a small lawned section.
Garage	19' 0" x 9' 8" (5.79m x 2.94m) Light and power.
AGENTS NOTE	This property is subject to an annual fee of approximately £213.52 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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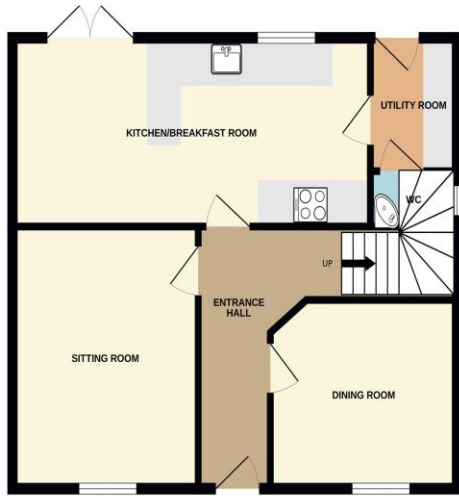


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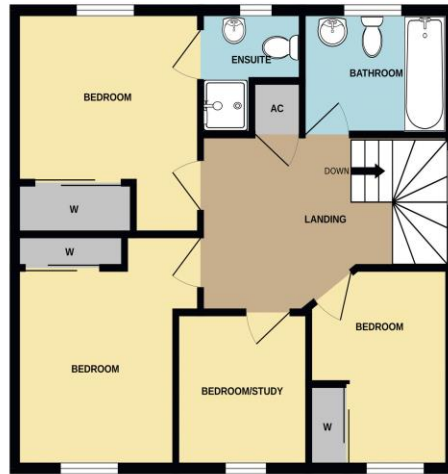


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GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA: 1172 sq.ft. (108.8 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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