



GIBBINS RICHARDS 

**14 Pearl Close, Kings Down, Bridgwater TA6 4WT**

**£314,950**

**GIBBINS RICHARDS**   
Making home moves happen



A well presented four bedroom detached family home located on the edge of the development with attractive outlook and converted garage. Gas centrally heated accommodation includes; entrance hall, two separate reception rooms, kitchen/breakfast room, utility room and cloakroom. Four first floor bedrooms including en-suite shower to master bedroom and family bathroom. Side driveway and workshop/store. Well maintained rear garden including sun deck.

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

The property is situated on the popular 'Kings Down' development which is within convenient reach of the M5 motorway at Junction 23. Within the development there is a popular primary school and Tesco Express. Bridgwater town centre is approximately two miles distant and boasts a wide range of shopping, leisure and cultural facilities.

CHOICE POSITION  
TWO RECEPTION ROOMS  
KITCHEN/BREAKFAST ROOM  
SEPARATE UTILITY ROOM  
FOUR FIRST FLOOR BEDROOMS  
EN-SUITE SHOWER ROOM  
OFF ROAD PARKING  
CONVERTED GARAGE  
OVERLOOKING FIELDS  
CUL-DE-SAC POSITION



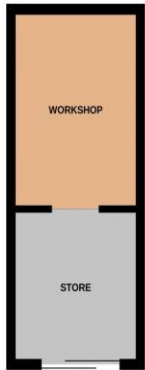




Entrance Hall	
Dining Room	10' 10" x 9' 10" (3.30m x 2.99m) Understairs storage.
Sitting Room	13' 5" x 10' 8" (4.09m x 3.25m)
Kitchen/Breakfast Room	20' 5" x 9' 6" (6.22m x 2.89m) with built-in oven and gas hob. Extractor hood, plumbing for dishwasher. Access to garden.
Utility	6' 1" x 5' 3" (1.85m x 1.60m) Gas fired central heating boiler and door to outside.
Cloakroom	WC and wash basin.
First Floor Landing	Airing cupboard.
Bedroom 1	11' 10" x 11' 5" (3.60m x 3.48m)
En-Suite Shower Room	Shower enclosure, WC and wash basin.
Bedroom 2	11' 8" x 8' 5" (3.55m x 2.56m) Attractive outlook.
Bedroom 3	9' 10" x 9' 2" (2.99m x 2.79m) Attractive views.
Bedroom 4/Study	8' 5" x 7' 8" (2.56m x 2.34m) Attractive views.
Family Bathroom	8' 2" x 6' 5" (2.49m x 1.95m) Panelled bath, electric shower unit over, WC and wash basin.
Outside	Ornamental front garden with side driveway for two vehicles. Side gate to the rear garden with patio, lawn, decking section and small area of artificial lawn and access to a converted garage - store/workshop.
AGENTS NOTE	This property is subject to an annual fee of approximately £190 payable to Trustmgt RFS Ltd and £60 payable to Pinnacle Management towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



WORKSHOP  
STORE  
156 sq.ft. (14.5 sq.m.) approx.



GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
598 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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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