



GIBBINS RICHARDS 

20 Augusta Drive, Kings Down, Bridgwater TA6 4XQ

£239,950

GIBBINS RICHARDS 
Making home moves happen

A well presented semi-detached three storey town house located in a popular development within easy reach of the M5 motorway. The accommodation includes; hall, cloakroom, study, kitchen/dining room, first floor sitting room, master bedroom with en-suite shower room, two further double bedrooms and bathroom. Side driveway for two vehicles with access to a fully enclosed low maintenance west-facing rear garden.

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

This well presented three storey semi-detached property boasts well presented and versatile accommodation with the advantages of a side driveway and fully enclosed low maintenance rear garden. The property is located within the popular 'Kings Down' development which provides a popular primary school, Tesco Express as well as being within easy reach of the M5 motorway at Junction 23. Bridgwater town centre is less than two miles distant and boasts a wide and comprehensive range of facilities.

THREE STOREY TOWN HOUSE
SPACIOUS & VERSATILE ACCOMMODATION
FIRST FLOOR SITTING ROOM
THREE DOUBLE BEDROOMS
EN-SUITE SHOWER ROOM
SIDE DRIVE FOR TWO VEHICLES
LOW MAINTENANCE GARDEN
EASY ACCESS TO M5





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Entrance Hall
Cloakroom
Study
Kitchen/Diner

Stairs to first floor.
WC and wash basin.
9' 10" x 9' 0" (2.99m x 2.74m)
12' 10" x 12' 10" (3.91m x 3.91m)
including built-in oven and gas hob,
plumbing for washing machine and
dishwasher unit. Access to rear garden.

First Floor Landing
Sitting Room

13' 0" x 9' 5" (3.96m x 2.87m) 'Juliet'
balcony.

Bedroom 1

13' (3.96m) reducing to 10' 2" (3.10m) x
9' 5" (2.87m)

En-Suite Shower

Shower enclosure, WC and wash basin.

Second Floor Landing

Deep linen/storage cupboard.

Bedroom 2

13' 2" x 10' 5" (4.01m x 3.17m)

Bedroom 3

13' 2" x 9' 5" (4.01m x 2.87m)

Family Bathroom

6' 2" x 5' 8" (1.88m x 1.73m)

Outside

A side driveway for two cars with side
access gate leading to a fully enclosed
rear garden which is laid to patio,
artificial lawn and raised timber sun deck.

AGENTS NOTE

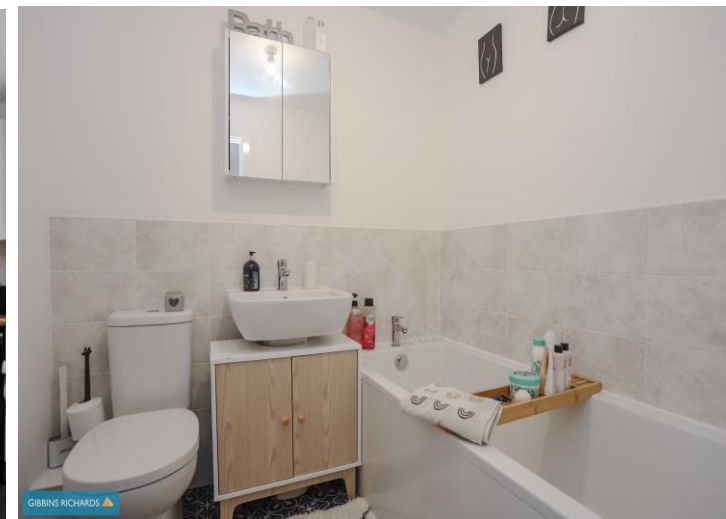
This property is subject to an annual fee
of approximately £215.00 payable to
Trustmgt RFS Ltd towards ongoing
maintenance and upkeep of the estate.
Full details of this can be sought via your
Legal Representative.



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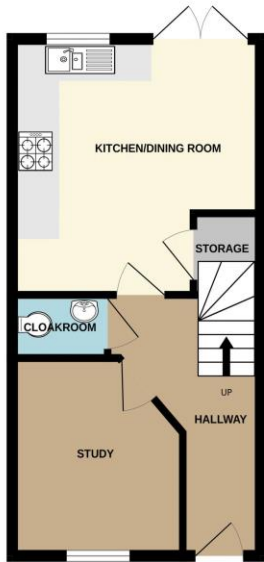


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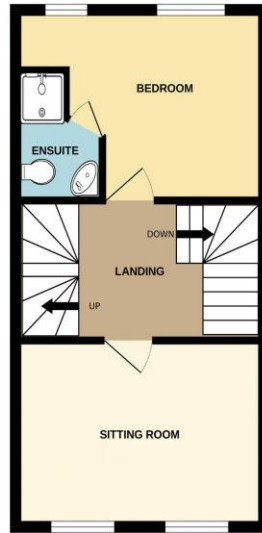


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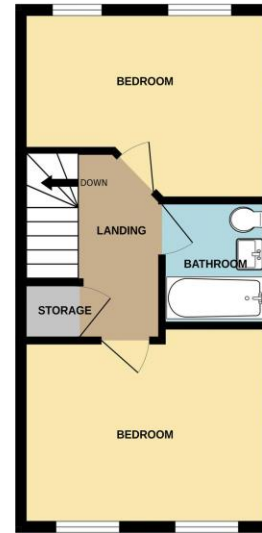
GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



2ND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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