



GIBBINS RICHARDS 

60 Kings Walk, Kings Down, Bridgwater TA6 4FR

£209,950

GIBBINS RICHARDS 
Making home moves happen

IDEAL FIRST TIME BUY/INVESTMENT! A three bedroom terrace home located in a pedestrianized position with open outlook to front. The accommodation comprises; entrance hall, downstairs cloakroom, sitting room, kitchen/dining room, three first floor bedrooms and bathroom. Enclosed rear garden and allocated parking.

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

This modern Barratt built, three bedroom home occupies a pleasant position on the edge of the popular 'Kings Down' development. There are local facilities close to hand including Primary School as well as Tesco express. The property is perfectly placed for the commuter with a short drive of Junction 23 of the M5 motorway which provides excellent commuter links to Bristol and Exeter. Bridgwater town centre is less than two miles distant and provides a host of leisure and shopping facilities. The property further benefits from NO ONWARD CHAIN.

NO ONWARD CHAIN
MODERN THREE BEDROOM TERRACE HOME
FULL UPVC DOUBLE GLAZING
GAS CENTRAL HEATING
ALLOCATED PARKING
FULLY ENCLOSED REAR GARDEN
IDEAL FIRST TIME/INVESTMENT PURCHASE





Entrance Hall

Cloakroom

Sitting Room

Kitchen/Dining Room

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Outside

AGENTS NOTE

WC and wash basin.

15' 10" x 15' 0" (4.82m x 4.57m) Stairs to first floor.

15' 0" x 8' 5" (4.57m x 2.56m) Built-in oven and gas hob. Plumbing for washing machine. Concealed gas fired central heating boiler. Space for upright fridge/freezer unit. Deep understairs storage cupboard and French doors to rear garden.

Access to loft space.

13' 5" x 8' 5" (4.09m x 2.56m)

10' 8" x 8' 5" (3.25m x 2.56m)

9' 1" x 6' 2" (2.77m x 1.88m)

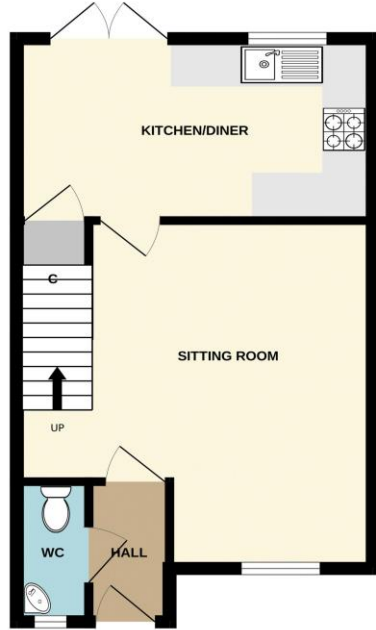
6' 2" x 5' 6" (1.88m x 1.68m) Bath with mixer bar shower and screen, WC and wash basin.

A small open plan front garden. The rear garden is fully enclosed with patio, lawn, shed and rear access leading onto allocated parking area.

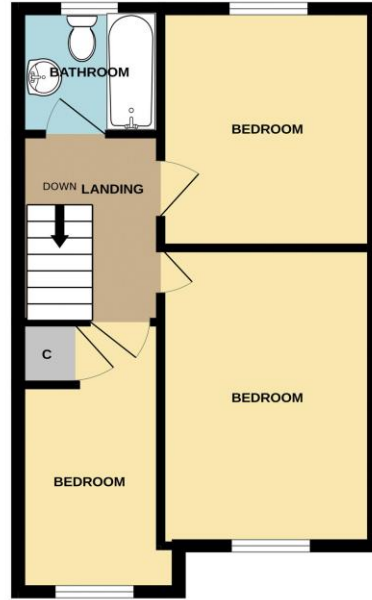
This property is subject to an annual fee of approximately £215.00 payable to Trustmgt RFS Ltd towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.1 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 is given 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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