



GIBBINS RICHARDS 

12 Opal Walk, Kings Down, Bridgwater TA6 4US

£199,950

GIBBINS RICHARDS 
Making home moves happen

A well presented two bedroom end of terrace property located on the popular 'Kings Down' development. The property benefits from UPVC double glazing throughout, gas central heating and two first floor double bedrooms. The accommodation comprises in brief; entrance hall with utility/storage cupboard, cloakroom, open plan sitting/kitchen/dining room with French doors to rear garden, two first floor double bedrooms and bathroom.

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

The property is located on a level plot within the ever popular 'Kings Down' development located to the north/east of Bridgwater. The property is ideally located for easy access to the town centre as well as convenient access to the M5 motorway at Junction 23.

IDEAL FIRST TIME/INVESTMENT PURCHASE
FULLY DOUBLE GLAZED
GAS CENTRAL HEATING
FULLY ENCLOSED REAR GARDEN
OFF ROAD PARKING FOR TWO VEHICLES
EASY ACCESS TO THE M5 MOTORWAY
MODERN KITCHEN & SANITARY FITMENTS
VIEWING ADVISED





Entrance Hall
WC

Doors to WC and utility/storage cupboard.
4' 9" x 4' 1" (1.46m x 1.24m) Front aspect
obscure window. Modern white two piece suite
comprising low level WC and wash hand basin.

Open Plan Kitchen/Dining/Sitting Room

21' 6" x 13' 1" (6.56m x 3.99m) The kitchen area
is fitted with modern matching eye and low
level units with integrated oven and hob with
extractor hood over. Rear aspect windows and
French doors to garden. Stairs to first floor.

First Floor Landing
Bedroom 1

Doors to two bedrooms and bathroom.
13' 1" x 10' 2" (3.99m x 3.10m) Rear aspect
window.

Bedroom 2

13' 1" x 8' 10" (3.99m x 2.68m) (max) Front
aspect window.

Bathroom

6' 8" x 5' 7" (2.02m x 1.71m) Modern white
three piece suite comprising low level WC, wash
hand basin and bath with overhead shower.

Outside

To the front of the property there is off road
parking and to the rear is fully enclosed garden
laid to patio and lawn with flower and shrub
borders.

AGENTS NOTE

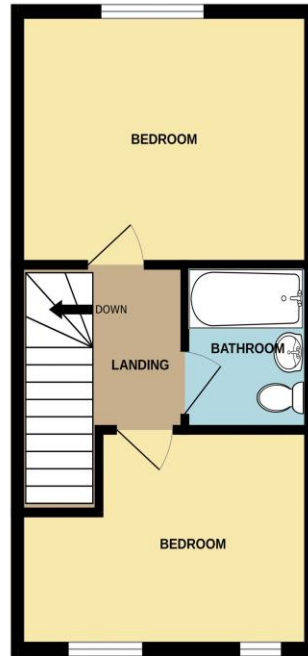
This property is subject to an annual fee of
approximately £200.00 payable to Trustmgt RFS
Ltd towards ongoing maintenance and upkeep
of the estate. Full details of this can be sought
via your Legal Representative.



GROUND FLOOR
335 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 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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