



GIBBINS RICHARDS 

22 Emerald Way, Kings Down, Bridgwater TA6 4GY

£259,500

GIBBINS RICHARDS 
Making home moves happen

A spacious, three bedroom town house located within the popular 'Kings Down' development on Bridgwater's east side. The accommodation is arranged over three storeys and comprises in brief; entrance hall, kitchen/diner, WC and sitting. On the first floor are two double bedrooms and family bathroom and a further master suite on the top floor. The property benefits from off road parking and well tended rear garden.

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

The property is situated on a level plot within the 'Kings Down' development and within easy access to local shops and amenities. Bridgwater town itself offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

MODERN THREE BEDROOM, THREE STOREY TOWN HOUSE
POPULAR 'KINGS DOWN' DEVELOPMENT
FULLY DOUBLE GLAZED
GAS CENTRAL HEATING
FULLY ENCLOSED REAR GARDEN
MULTIPLE OFF ROAD PARKING
IDEAL FAMILY HOME
VIEWING ADVISED





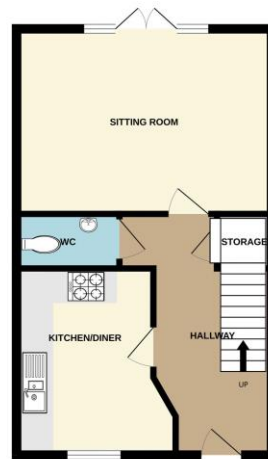
Entrance Hall	Doors to kitchen, sitting room and WC. Understairs storage cupboard.
Kitchen/Breakfast Room	11' 0" x 8' 5" (3.35m x 2.56m) increasing to 9' 11" (3.02m) Front aspect window. Fitted with a range of matching eye and low level units. Wall mounted gas boiler (concealed).
WC	6' 1" x 3' 6" (1.85m x 1.07m)
Sitting Room	15' 8" x 11' 6" (4.77m x 3.50m) Double opening French doors to rear garden.
First Floor Landing	Front aspect window. Doors to two bedrooms and bathroom.
Bedroom 2	15' 7" x 11' 8" (4.75m x 3.55m) Two rear aspect windows.
Bedroom 3	9' 0" x 8' 5" (2.74m x 2.56m) Front aspect window.
Bathroom	8' 5" x 6' 2" (2.56m x 1.88m)
Second Floor Landing	Door to storage cupboard.
Bedroom 1	19' 6" x 12' 6" (5.94m x 3.81m) (max) Access to roof void. Front aspect window.
En-Suite Shower Room	8' 5" x 4' 8" (2.56m x 1.42m) (into shower recess) Velux window to rear.
Outside	The rear garden measures approximately - 28' (8.53m) in length and is fully enclosed by timber fencing. Pedestrian gate to the side leading to the parking area. Off road parking directly to the side for two/three vehicles.

AGENTS NOTE

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



GROUND FLOOR
421 sq. ft. (39.1 sq.m.) approx.



1ST FLOOR
420 sq. ft. (39.0 sq.m.) approx.



2ND FLOOR
289 sq. ft. (26.8 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq. ft. (105.0 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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