



GIBBINS RICHARDS ▲

**57 Imperial Way, Kings Down, Bridgwater TA6 4FH**  
**£295,000**

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Making home moves happen

A modern four bedroom detached family home located on the sought after 'Kings Down' development located on the east side of Bridgwater. The accommodation comprises in brief; entrance hall, lounge, kitchen/breakfast area, dining/family room, separate utility, ground floor WC. To the first floor are four bedrooms (master with en-suite shower room) and family bathroom. UPVC double glazing and warmed by gas central heating. Gardens, single garage and off road parking. Energy Rating: B-85

#### THE PROPERTY

Originally built by David Wilson Homes, this highly contemporary detached four bedroom house is well presented within the establishing Kings Down development. The property is warmed by gas central heating and benefits from UPVC double glazing. The accommodation in brief comprises of an entrance hallway with staircase rising to first floor and doors providing access to the lounge, kitchen/breakfast area, dining/family room, ground floor WC and separate utility room. To the first floor are four bedrooms (master bedroom benefitting from an en-suite shower room) and family bathroom. The property benefits from an enclosed rear garden and side driveway and single garage. The property is positioned amongst others of similar size, age and design and is within a level walk of the new primary school on the Kings Down development. For the commuter Junction 23 of the M5 can be conveniently accessed at the Puriton interchange.

FOUR BEDROOM DETACHED HOUSE

UPVC DOUBLE GLAZING

GAS CENTRAL HEATING

LOUNGE / SEPARATE DINING ROOM

FULLY ENCLOSED REAR GARDEN

GARAGE

OFF ROAD PARKING





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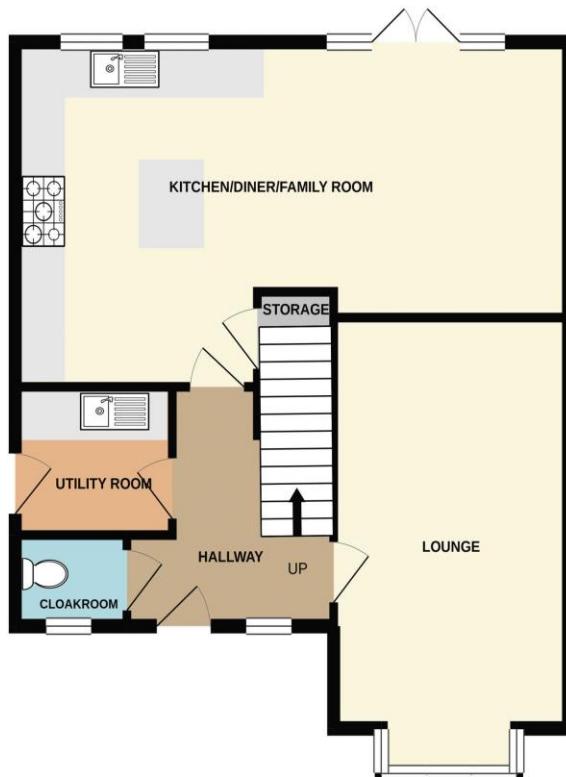
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Entrance Hall	Stairs rising to the first floor.
Lounge	15' 7" x 11' 1" (4.75m x 3.38m)
Ground Floor WC	
Kitchen/Breakfast Area	13' 2" x 10' 11" (4.01m x 3.32m)
Dining/Family Area	13' 9" x 10' 4" (4.19m x 3.15m)
Separate Utility	6' 5" x 6' 2" (1.95m x 1.88m)
First Floor Landing	
Bedroom 1	13' 3" x 12' 4" (4.04m x 3.76m)
En-Suite Shower Room	
Bedroom 2	11' 8" x 11' 7" (3.55m x 3.53m)
Bedroom 3	9' 5" x 9' 1" (2.87m x 2.77m)
Bedroom 4	11' 4" x 6' 10" (3.45m x 2.08m)
Family Bathroom	Equipped in a modern three piece suite.
Outside	Open plan frontage with fully enclosed rear garden.
Single Garage	With off road parking to the front.

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GROUND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



1ST FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 1299 sq.ft. (120.7 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.

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17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488  
Email: [bw@gibbinsrichards.co.uk](mailto:bw@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)