



GIBBINS RICHARDS ▲

30 Emerald Way, Kings Down, Bridgwater TA6 4GY
£254,000

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Making home moves happen

Originally constructed by Taylor Wimpey in 2017 this three bedroom semi-detached family home is superbly presented throughout. The accommodation is arranged over two storeys and comprises in brief; entrance hall, sitting room, inner lobby leading to cloakroom and kitchen/dining room. To the first floor a landing leads to three bedrooms and family bathroom. The accommodation is fully UPVC double glazed and warmed by gas fired central heating. There is multiple off road parking to the side and a good size enclosed garden to the rear.

Tenure: Freehold / Energy Rating: B-83 / Council Tax Band: C

The property is ideally located within easy access to the town centre and the M5 motorway and just a short walk from a local shop (opening soon). 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.

FULL UPVC DOUBLE GLAZING
MAINS GAS FIRED CENTRAL HEATING
MODERN / LOW MAINTENANCE PROPERTY
ENCLOSED REAR GARDEN
MULTIPLE OFF ROAD PARKING
SUPERBLY PRESENTED THROUGHOUT
SOUGHT AFTER LOCATION
EASY TOWN & M5 ACCESS
NO ONWARD CHAIN





Entrance Hall

6' 5" x 6' 1" (1.95m x 1.85m) (approx) Stairs rising to first floor, door to;

Sitting Room

14' 0" x 12' 0" (4.26m x 3.65m) Front aspect window. Door to;

Inner Lobby

Doors to cloakroom and storage cupboard housing the electric fuse board, walkway to kitchen.

Cloakroom

5' 11" x 3' 4" (1.80m x 1.02m) Equipped in a two piece suite comprising low level WC and wash hand basin.

Kitchen/Dining Room

15' 5" x 9' 5" (4.70m x 2.87m) Rear aspect window overlooking the garden and double opening French doors. Wall mounted gas boiler (concealed), ample space for dining table and chairs.

First Floor Landing

Doors to three bedrooms and family bathroom. Hatch to loft.

Bedroom 1

12' 0" x 11' 1" (3.65m x 3.38m) (max) Front aspect window. Door to;

En-Suite Shower Room

5' 9" x 5' 6" (1.75m x 1.68m) Front aspect obscure window. Equipped in a white three piece suite comprising walk-in shower, low level WC and wash hand basin.

Bedroom 2

10' 9" x 8' 7" (3.27m x 2.61m) Rear aspect window.

Bedroom 3

10' 9" x 6' 7" (3.27m x 2.01m) Rear aspect window.

Family Bathroom

6' 8" x 5' 6" (2.03m x 1.68m) Equipped in a white three piece suite with bath, low level WC and wash hand basin.

Outside

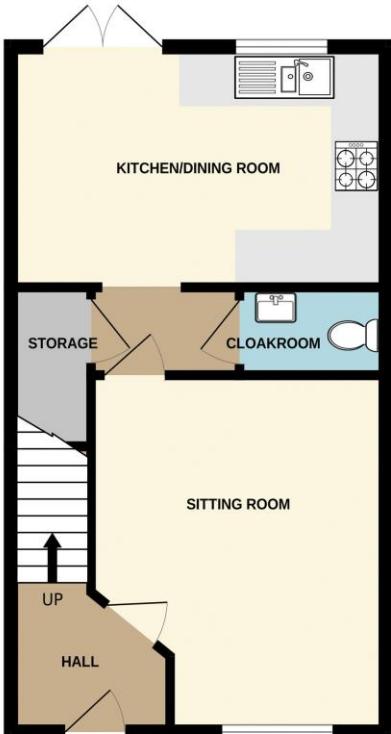
There is a small patch of garden to the front which is open plan. Side driveway providing multiple off road parking. The rear garden measures approximately - 27' (8.22m) in length by 27' 6" (8.38m) in width. Fully enclosed by timber fencing, paved patio area adjoining the property with pedestrian gate leading to side driveway. Large timber shed, outside tap and light.

AGENTS NOTE

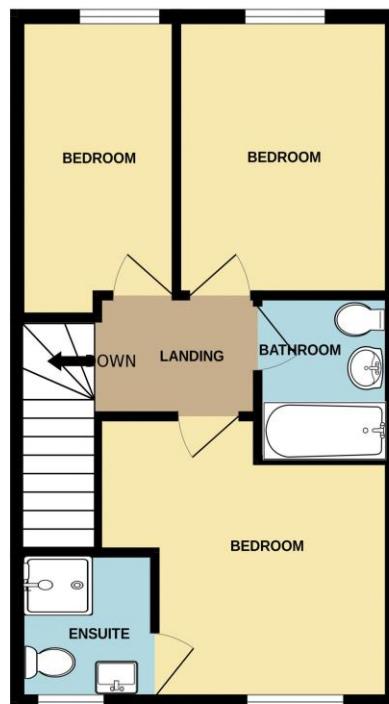
The property is subject to an annual fee of £213.52 payable to Trust Management Limited towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



GROUND FLOOR
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (77.5 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.

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