



GIBBINS RICHARDS 

30 Augusta Drive, Kings Down, Bridgwater TA6 4XQ

£188,500

GIBBINS RICHARDS 
Making home moves happen

A modern semi-detached starter home boasting off road parking and a larger than average rear garden. The accommodation incorporates; entrance hall, open plan sitting room and kitchen (benefitting from a number of built-in appliances), understairs cloakroom, two double first floor bedrooms and bathroom. Off road parking to front.

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

Constructed by Persimmon Homes in 2021, this semi-detached property would make a perfect choice for a first timer buyer or investor seeking a low maintenance home. The property is located on the popular 'Kings Down' development on the north/eastern outskirts of Bridgwater and is within convenient reach of the M5 motorway at Junction 23 and within easy access of a range of local amenities. Bridgwater town centre itself is just over one mile distant.

POPULAR KINGS DOWN DEVELOPMENT
MODERN TWO BED SEMI DETACHED HOUSE
FULLY DOUBLE GLAZED
GAS CENTRAL HEATING
OFF ROAD PARKING
FULLY ENCLOSED REAR GARDEN
IDEAL FIRST TIME/INVESTMENT PURCHASE





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Entrance Hall

Open Plan Sitting Room/Kitchen

22' 2" x 12' 2" (6.75m x 3.71m) The kitchen boasts a built-in oven and gas hob. Zanussi washing machine, concealed gas fired boiler and double glazed French doors to rear garden.

Cloakroom

(located downstairs) WC and wash basin.

First Floor Landing

Access to loft space.

Bedroom 1

12' 2" x 7' 10" (3.71m x 2.39m)

Bedroom 2

12' 2" x 7' 8" (3.71m x 2.34m)

Bathroom

6' 0" x 5' 6" (1.83m x 1.68m) Incorporating a panelled bath with mains mixer shower, wash basin and WC.

Outside

Parking space to front. Side access with side gate to a fully enclosed rear garden with lawn, patio, water tap, storage bunker and tool shed.

AGENTS NOTE

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.



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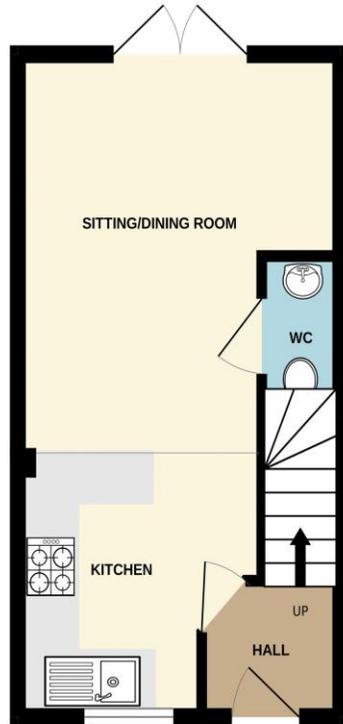


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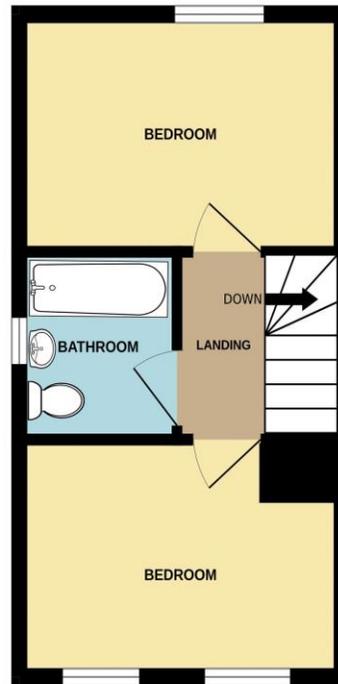


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GROUND FLOOR
262 sq.ft. (24.3 sq.m.) approx.



1ST FLOOR
257 sq.ft. (23.8 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.2 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.
Made with Metroplex v2023.



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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