



GIBBINS RICHARDS 

7 Hamilton Drive, Kings Down, Bridgwater TA6 4WN

£275,000

GIBBINS RICHARDS 
Making home moves happen

An immaculately presented three bedroom detached house on the ever popular 'Kings Down' development. The property benefits from off road parking for multiple vehicles, gas central heating, fully UPVC double glazed and the remainder of the NHBC warranty. The accommodation comprises in brief; entrance hall, sitting room, cloakroom, kitchen/diner, separate utility room, three first floor bedrooms (master with en-suite shower room) and family bathroom. Fully enclosed landscaped 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.

DETACHED PROPERTY
OFF ROAD PARKING
CLOAKROOM / EN-SUITE SHOWER ROOM / FAMILY BATHROOM
EASY ACCESS TO M5 MOTORWAY
WALKING DISTANCE TO LOCAL AMENITIES
POPULAR 'KINGS DOWN' DEVELOPMENT
FULLY UPVC DOUBLE GLAZED
GAS CENTRAL HEATING
REMAINDER OF NHBC WARRANTY





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Entrance Hall
 Sitting Room
 Cloakroom
 Kitchen/Dining Room
 Utility Room
 First Floor Landing
 Bedroom 1
 En-Suite Shower Room
 Bedroom 2
 Bedroom 3
 Family Bathroom
 Outside

Stairs to first floor. Understairs storage cupboard.
 12' 10" x 12' 2" (3.9m x 3.7m) Front aspect window.
 5' 3" x 2' 11" (1.6m x 0.9m) WC and wash hand basin.
 18' 1" x 9' 2" (5.5m x 2.8m) French doors to rear garden. Rear aspect window. Integrated electric oven and hob. Dishwasher and fridge/freezer.
 5' 7" x 5' 3" (1.7m x 1.6m) Floor and wall mounted units. Space and plumbing for washing machine. Side aspect to parking area.
 Doors to three bedrooms and bathroom. Airing cupboard. Hatch to loft.
 12' 10" x 10' 6" (3.9m x 3.2m) Front aspect window.
 5' 11" x 5' 11" (1.8m x 1.8m) Front aspect obscure window. Modern suite comprising low level WC, wash hand basin and walk-in shower.
 9' 6" x 9' 2" (2.9m x 2.8m) Rear aspect window.
 9' 6" x 8' 2" (2.9m x 2.5m) Rear aspect window.
 6' 11" x 5' 7" (2.1m x 1.7m) Side aspect obscure window. Modern white suite comprising low level WC, wash hand basin and bath.
 To the front a side driveway provides off road parking for multiple vehicles. To the rear is a fully landscaped garden laid to patio and artificial lawn. Side access gate.

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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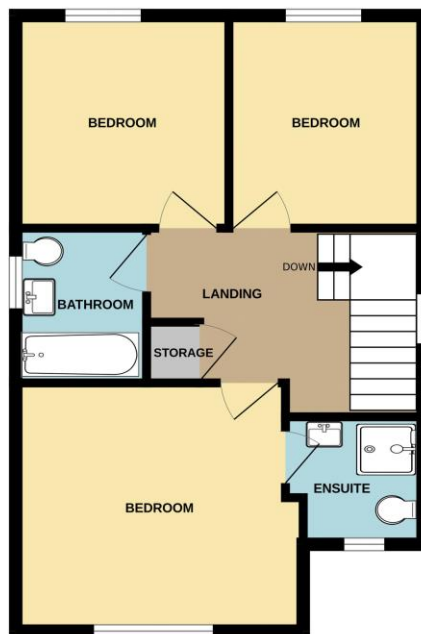


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GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 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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