



26 Kings Walk, Kings Down, Bridgwater TA6 4FR

Fixed Price £320,000

GIBBINS RICHARDS 
Making home moves happen

A smart four bedroom detached home with single garage, parking and enclosed rear garden. This modern family home was constructed by David Wilson homes to the 'Shenton' design and offers spacious, light and airy accommodation arranged over two storeys. The accommodation comprises in brief; entrance hall with stairs to first floor, understairs storage cupboard, sitting room, cloakroom, separate utility room and spacious kitchen/dining/family room. To the first floor are four good size bedrooms (master with en-suite shower room) and family bathroom.

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

The property is situated on the popular 'Kings Down' development which is within convenient reach of the M5 motorway at Junction 23. Within the development there is a popular primary school and Tesco Express. Bridgwater town centre is approximately two miles distant and boasts a wide range of shopping, leisure and cultural facilities.

MODERN DAVID WILSON HOME
SPACIOUS FOUR BEDROOM DESIGN
GOOD SIZE & WELL TENDED GARDENS
GARAGE / OFF ROAD PARKING
LOW MAINTENANCE & ECONOMICAL FAMILY HOME
CONVENIENT LOCATION
SUPERBLY PRESENTED THROUGHOUT





Entrance Hall
Sitting Room
Cloakroom

Utility Room

Kitchen/Dining/Family Room

First Floor Landing

Bedroom 1

En-Suite Shower Room

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Outside

Single Garage

AGENTS NOTE

Stairs to first floor.

15' 7" x 11' 1" (4.75m x 3.38m) Front aspect bay window.
5' 1" x 3' 4" (1.55m x 1.02m) Front aspect window. WC and wash hand basin.

6' 5" x 6' 2" (1.95m x 1.88m) Door to side path. Fitted with a range of kitchen units with sink/drain unit. Wall mounted gas central heating boiler.

25' 2" x 14' 1" (7.68m x 4.28m) Fitted with a modern range of matching eye and low level units with sink/drain unit. Rear aspect windows. French doors to garden.

Doors to four bedrooms and family bathroom. Door to airing cupboard. Hatch to loft.

13' 3" x 12' 4" (4.04m x 3.76m) Front aspect window. Built-in wardrobes. Door to;

8' 1" x 3' 11" (2.46m x 1.19m) Side aspect window. Fitted with a white three piece suite comprising low level WC, wash hand basin and large walk-in shower.

11' 8" x 11' 7" (3.55m x 3.53m) Front aspect window. Built-in wardrobes.

9' 5" x 8' 1" (2.87m x 2.46m) Rear aspect window. Built-in wardrobe.

11' 4" x 6' 10" (3.45m x 2.08m) Rear aspect window.
7' 6" x 6' 2" (2.28m x 1.88m) Rear aspect window. Fitted with a white three piece matching suite comprising low level WC, wash hand basin, bath with overhead shower.

A rear driveway provides off road parking and leads to single garage. The rear garden is fully enclosed by timber fencing and predominantly laid to lawn with paved patio area adjoining the property providing pleasant seating space. Timber shed. Outside tap and light.

Vehicular up and over door to front. Pedestrian door to side providing direct access into the garden. Roof storage space.

This property is subject to an annual fee of approximately £200.00 payable to Trust Green towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



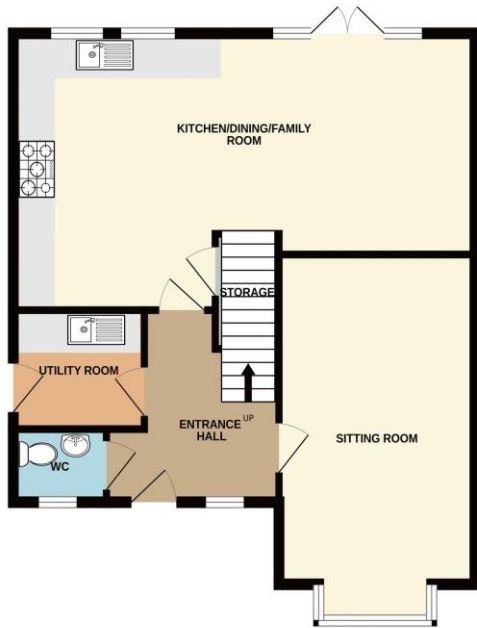
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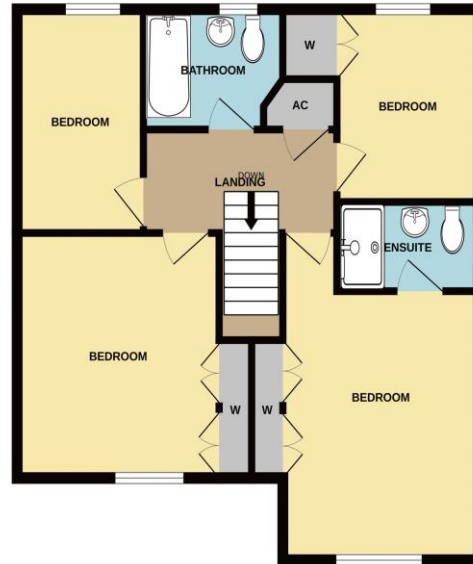
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GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



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.



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 £30 + VAT (£36) 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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