



GIBBINS RICHARDS 
Making home moves happen

29 Royal Drive, Kings Down, Bridgwater TA6 4FS
£300,000

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A superbly presented four bedroom detached house located within the ever popular 'Kings Down' development on Bridgwater's eastern fringe. This superb family home is beautifully presented and arranged over two storeys and comprises in brief; entrance hall, kitchen/dining room, sitting room, ground floor WC and separate utility room. To the first floor a landing leads to four good size bedrooms with built-in wardrobes (en-suite shower room to bedroom 1) and family bathroom. Externally the property has garage and off road parking as well as an area of open plan front garden. There is a good size fully enclosed garden to the rear.

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

The property is located on the popular 'Kings Down' development on the northern outskirts of Bridgwater. There are local facilities close to hand including primary school and Tesco Express. The property is perfectly placed for the commuter being within a short drive of Junction 23 of the M5 motorway, whilst Bridgwater town centre is approximately one mile distant.

SUPERBLY PRESENTED THROUGHOUT
FULL UPVC DOUBLE GLAZING
GAS CENTRAL HEATING
FOUR BEDROOMS
GARAGE / PARKING
SPACIOUS AIRY DESIGN / HIGH CEILINGS
ENCLOSED REAR GARDEN
CONVENIENT LOCATION
MODERN KITCHEN & SANITARY FITMENTS





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Entrance Hall

13' 11" x 4' 6" (4.24m x 1.37m) Stairs rising to first floor.
Door to understairs cupboard.
19' 6" x 14' 7" (5.94m x 4.44m) reducing to 12' 1" (3.68m)
rear aspect window, double opening French doors to garden.
Double opening doors to sitting room and door to utility
room.

Sitting Room
WC

18' 3" x 11' 1" (5.56m x 3.38m) (into bay window)
4' 9" x 3' 3" (1.45m x 0.99m) Side aspect obscure window.
WC and wash hand basin. Door to storage cupboard housing
electric fuse board.

Utility Room

5' 2" x 4' 7" (1.57m x 1.40m) Door to side walkway. Space
and plumbing for washing machine and wall mounted 'Ideal'
gas boiler.

First Floor Landing

Side aspect window. Hatch to loft. Doors to four bedrooms
and bathroom. Airing cupboard.
12' 2" x 10' 5" (3.71m x 3.17m) Front and side aspect
windows. Built-in mirror fronted wardrobes.

Bedroom 1

7' 0" x 5' 5" (2.13m x 1.65m) Fitted with a white three piece
matching suite comprising low level WC, wash hand basin
and shower cubicle.

Bedroom 2

11' 8" x 9' 9" (3.55m x 2.97m) Rear aspect window.

Bedroom 3

8' 8" x 7' 3" (2.64m x 2.21m) Rear aspect window.

Bedroom 4

8' 8" x 7' 0" (2.64m x 2.13m) (excluding wardrobe recess)
Front aspect window. Recessed with mirror fronted
wardrobe.

Family Bathroom

7' 1" x 5' 6" (2.16m x 1.68m) Side aspect obscure window.
Fitted with a white three piece matching suite comprising
low level WC, wash hand basin and bath.

Outside

The rear garden measures approximately - 27' (8.22m)
excluding side area by 35' (10.66m) in length. The rear
garden is fully enclosed by timber fencing and brick walls,
there is a paved patio area alongside the property with area
of lawn and gravel beyond. Timber shed. Side access gate.
Outside tap. To the side of the property there is a SINGLE
GARAGE and off road parking.

AGENTS NOTE

This property is subject to an annual fee of approximately £215.00 payable to Trustmgt Limited
towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via
your Legal Representative.



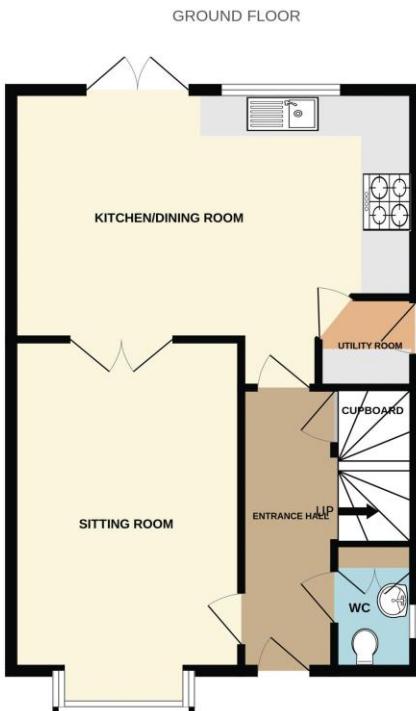
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