



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.
Kitchen/Dining Room	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.
Bedroom 1	12' 2" x 10' 5" (3.71m x 3.17m) Front and side aspect windows. Built-in mirror fronted wardrobes.
En-Suite Shower Room	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 Bedroom 3 Bedroom 4	11' 8" x 9' 9" (3.55m x 2.97m) Rear aspect window. 8' 8" x 7' 3" (2.64m x 2.21m) Rear aspect window. 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.



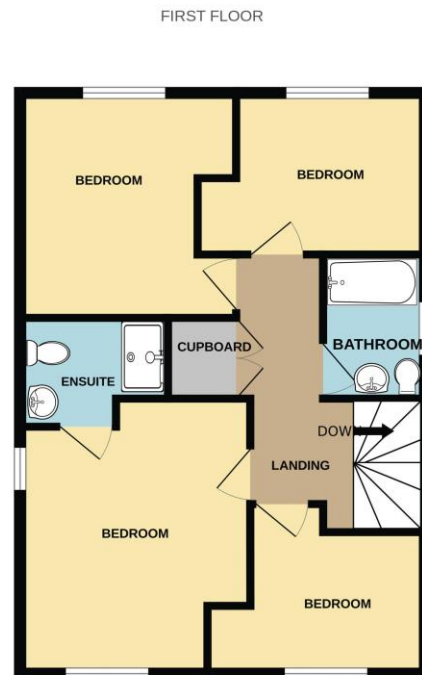
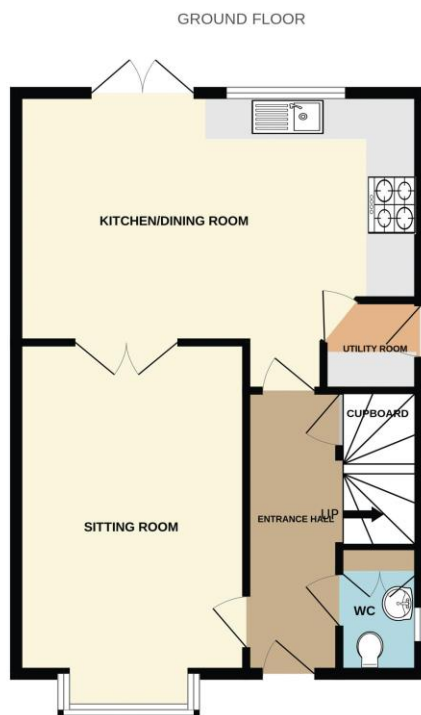
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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