



92 Westminster Way, Kings Down, Bridgwater TA6 4GB

£205,000

**GIBBINS RICHARDS**   
Making home moves happen



A smart two bedroom terrace property located on the popular 'Kings Down' development. The property benefits from UPVC double glazing throughout, gas central heating, two double bedrooms and downstairs cloakroom. The accommodation comprises; entrance porch, open plan sitting/kitchen/diner with French doors to garden, cloakroom, two first floor bedrooms and bathroom. Fully enclosed rear garden.

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

The property is located on a level plot within the popular 'Kings Down' development which lies to the north/east of Bridgwater. Bridgwater's town centre 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.

- TWO ALLOCATED PARKING SPACES
- FULL UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- MODERN / LOW MAINTENANCE HOME
- IDEAL INVESTMENT / FIRST TIME PURCHASE



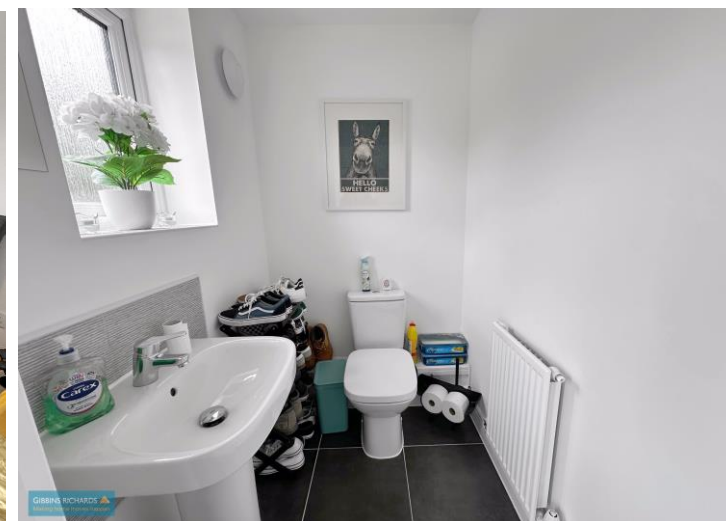




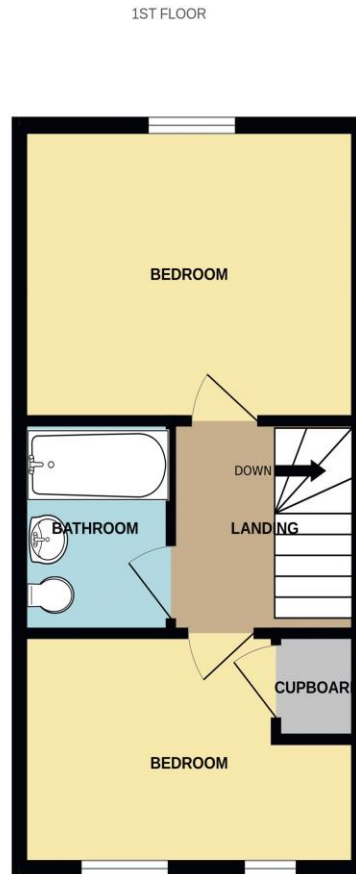
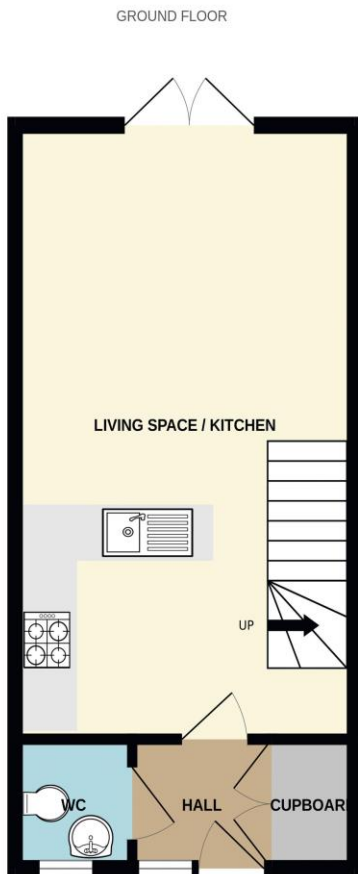
Entrance Hall	5' 3" x 4' 8" (1.60m x 1.42m) Double doors to storage cupboard. Door to WC and kitchen.
WC	4' 10" x 4' 1" (1.47m x 1.24m) Obscure window to front. Low level WC and wash hand basin.
Open Plan - Sitting Room/Kitchen	21' 3" x 13' 1" (6.47m x 3.98m) Double opening doors to rear garden. Stairs rising to first floor. Kitchen area is fitted with a modern range of matching eye and low level units. Integrated electric oven, four ring gas hob with extractor fan and light over. Space for further appliances.
First Floor Landing	Doors to two bedrooms and bathroom. Hatch to loft.
Bedroom 1	13' 0" x 10' 2" (3.96m x 3.10m) Rear aspect window.
Bathroom	6' 7" x 6' 2" (2.01m x 1.88m) Fitted with a white three piece matching suite comprising low level WC, wash hand basin and bath with shower over. Mains heated towel rail.
Bedroom 2	13' 1" x 8' 3" (3.98m x 2.51m) Two front aspect windows. Storage cupboard over stairs recess.
Outside	The garden measures approximately - 28' (8.53m) in length, fully enclosed by timber fencing to all sides. Pedestrian gate leading to side access path. Paved area of patio alongside the property with area of lawn beyond.

#### 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.







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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