

  
**Natasha Howarth**  
ESTATE AGENTS



**42 Kings Walk, Bridgwater, TA6 4FR**

**£204,000**

Welcome to this charming property located on the edge of the Kingsdown development. This brilliant two double bedroom end terrace house is of good size throughout with a pleasant sunny garden and allocated parking space to the rear. Kings Walk is fully double glazed, warmed by a gas central heating and briefly comprises hallway, living/ dining room, kitchen and cloakroom to the ground floor with two double bedrooms (ensuite to master) and a family bathroom upstairs.

Situated in a convenient location on the Northern outskirts of Bridgwater and within half a mile of Junction 23 of the M5. The development benefits from a newly opened Tesco Express, fish and chip shop and 'Willowdown' primary school. Bridgwater town centre is approximately 2 miles distance and offers a wide range of shopping facilities including a recently opened cinema and bowling complex.

This is a property not to be missed!

For an appointment to view please contact the vendors sole agent.

## ENTRANCE

Via open canopy porch and front door to:

## ENTRANCE HALLWAY

Storage cupboard, radiator, doors to:

## CLOAKROOM

Front aspect obscure double glazed window. Fitted with a two piece white suite comprising close coupled WC and corner wash hand basin, radiator

## KITCHEN

Front aspect double glazed window. Fitted with a range of matching wall, base and drawer units with work surfaces over with stainless steel sink and drainer unit inset. Built in appliances to remain including electric oven and four ring gas hob with extractor over. Space for fridge freezer, space and plumbing for washing machine. Gas fired boiler concealed in wall unit. Splash backs.

## LIVING ROOM

Rear aspect double glazed French doors, stairs rising to the first floor, two radiators.

## LANDING

Loft Hatch. Doors to bedrooms and bathroom.

## BEDROOM ONE

Two rear aspect double glazed windows, radiator. Storage cupboard, door to:

## ENSUITE

Obscure side aspect double glazed window. Fitted with a three piece suite comprising shower cubicle with mains shower, pedestal wash hand basin and close coupled WC with push button flush.

## BEDROOM TWO

Two front aspect double glazed windows. Radiator.

## BATHROOM

Obscure side aspect double glazed window. Fitted with a white three piece suite comprising paneled bath, pedestal wash hand basin and close coupled WC with push button flush. Tiled splash backs, radiator.

## EXTERIOR

### GARDEN

Enclosed by panel fencing. Large patio adjacent to house, artificial lawn, wooden garden shed to remain, side pedestrian access.

### PARKING

For one vehicle to rear of garden.

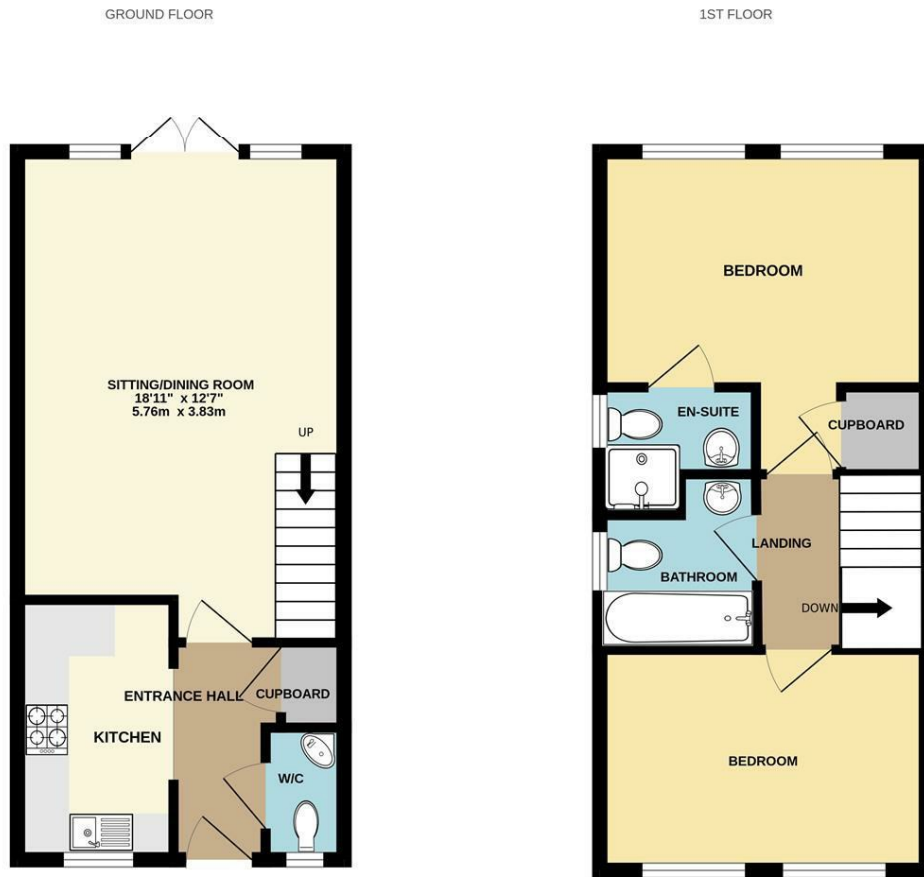
### SERVICES

Mains gas, electricity, water meter and drainage.

### ESTATE CHARGE

£200 per annum.

# Floor Plan

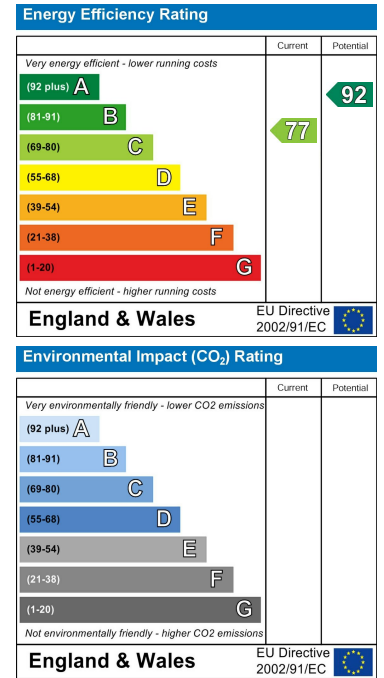


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



## Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.  
References to the Tenure of a Property are based on information supplied by the Seller.



01278 574562 07710 392220  
sales@nhowarthestateagents.co.uk  
www.natashowarthestateagents.co.uk

