



## KINGS WALK

Bridgwater, Somerset, TA6 4FR

**Offers Invited £262,000**

**Tamlyns**

## PROPERTY DESCRIPTION

A beautifully presented, modern, semi-detached townhouse, providing flexible and larger than average accommodation, arranged over three floors. EPC C

### Situation

### Local Authority

Somerset Council Tax Band: C

Tenure: Freehold

EPC Rating: C

TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON  
THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01278 454500**

[house.sales@tamlyns.co.uk](mailto:house.sales@tamlyns.co.uk)



# PROPERTY DESCRIPTION

This is a lovely example of a modern, semi-detached townhouse providing flexible, larger than average, family size accommodation, offered for sale in very good order throughout and with the added benefit of no onward chain.

The property forms part of the popular Kingsdown Development, which lies to the north of Bridgwater's town centre and within easy reach of Junction 23 of the M5.

The accommodation is arranged over three floors, comprising on the ground floor, an entrance hall, kitchen, sitting/dining room and cloakroom. The kitchen is fitted with a range of contemporary wall and base units, as well as a four-ring gas hob, built in oven and stainless-steel sink and drainer. Space is provided for a washing machine and fridge/freezer. The sitting room is a good size and features double doors which lead out into the rear garden. There is also a built-in storage cupboard. A second storage cupboard can be found in the entrance hall, as well as the stairs to the first floor.

On the first floor, a landing with stairs to the second floor, provides access to two good size double bedrooms and the family bathroom – which is fitted with a three-piece suite.

The second floor comprises the main bedroom suite, which as well as having a large double bedroom, has a dressing room, with built-in wardrobes, and an en suite shower room.

The property is warmed by mains gas central heating and fitted with UPVC double glazing.

Outside, and a real feature, is the rear garden, which is a good size, well-stocked and laid to lawn and paved patio. There are also garden areas to the front and side, with the side and rear linked by a gate in the fence. A second gate leads to a pathway, which in turn leads to the garage (in a block). The garage benefits from lighting and power, as well as a driveway in front.

## Entrance Hall

12'9" × 3'8" (3.90 × 1.12)

## Kitchen

12'9" × 6'3" (3.90 × 1.92)

## Sitting/Dining Room

16'6" × 13'4" (5.03 × 4.08)

## Cloakroom

6'1" × 2'9" (1.87 × 0.86)

## First Floor Landing

9'7" × 6'9" (2.94 × 2.07)

## Bedroom Two

13'5" × 11'7" (4.09 × 3.54)

## Bedroom Three

13'5" × 11'0" (4.09 × 3.36)

## Bathroom

6'4" × 6'3" (1.94 × 1.91)

## Main Bedroom

15'10" × 13'3" (4.85 × 4.05)

## Dressing Room

10'5" × 6'5" (3.20 × 1.97)

## En-Suite Shower Room

7'1" × 6'8" (2.16 × 2.05)

Max. Inc shower.

# PROPERTY DESCRIPTION

## Garage

16'11" x 8'11" (5.18 x 2.74)

## Material Information

Tenure. Freehold. There is an estate management charge of approximately £200 per year.

Services. Electricity, telephone, gas, fibre broadband, water and drainage. Mains gas central heating system.

Mobile telephone and broadband coverage available. To confirm the nature of the coverage and speeds, etc., please see:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

The property has not flooded within the last five years. For more information, please see:

[flood-map-for-planning.service.gov.uk/location](http://flood-map-for-planning.service.gov.uk/location)







# PLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Plans - All measurements wall, doors, windows, fittings and appliances their sizes and location are shown conventionally and are approximate and cannot be regarded as being representation either by the seller or his Agent. Room sizes should not be relied upon for furnishing purposes and all approximate.

Tamlyns may make the following referrals and in exchange receive an introduction fee: Simply Conveyancing - Introduction fee of up to £200 (plus vat), HD Financial Ltd - Introduction fee of up to £200 (plus vat).

