



KINGS WALK

Bridgwater, TA6 4FR

Price £315,000

Tamlyns

PROPERTY DESCRIPTION

This David Wilson four bedroom detached home is offered to the market in excellent condition throughout and viewing is highly recommended,

Situated on Kings Walk the home briefly comprises of entrance hall, cloakroom, lounge, kitchen / diner and utility room, to the first floor 4 bedroom master having an en-suite, family bathroom, outside there are front, side and rear garden, drive providing off street parking and garage.

Situation

* Four bedroom detached home * very well presented * Lounge * Kitchen / Diner * Utility * Cloakroom * Master Bedroom with en-suite * Family Bathroom * Driveway & Garage * Viewing Highly Recommended.

Local Authority

Somerset Council Tax Band: D
Tenure: Freehold
EPC Rating: B

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

01278 454500

house.sales@tamlyns.co.uk



PROPERTY DESCRIPTION

Accommodation

All measurements are approximate

Entrance Hall

Front door into entrance hall, stairs to first floor, storage cupboard, radiator, doors to :-

Cloakroom

4'6 x 3'2 (1.37m x 0.97m)

Obscure double glazed window to the side, low level w/c, pedestal wash hand basin, radiator, storage cupboard.

Lounge

18'1 (into bay) x 11'1 (5.51m (into bay) x 3.38m)

Double glazed box bay window to front, radiator.

Kitchen / Diner

19'6 x 12'1 (5.94m x 3.68m)

Fitted with a range of wall & base units with roll top work surface over, fitted 6 ring hob with extractor hood over, fitted double over, integral dish washer & fitted fridge / freezer, radiator, radiator, island unit with work top over and storage under, double glazed window to the rear and double glazed French doors leading out to rear garden, door into

Utility Room

5'3 x 4'7 (1.60m x 1.40m)

Wall mounted boiler, space & plumbing for washing machine, base storage cupboard with rolltop work surface over.

First Floor

First Floor Landing

Radiator, loft access, airing cupboard, doors to:-

Master Bedroom

13'8 x 10'6 (4.17m x 3.20m)

Double window to the front & obscure double glazed window to side, built in wardrobes, radiator door into:-

En-suite

7'0 x 5'5 (2.13m x 1.65m)

Obscure double glazed window to the side, low level w/c, pedestal wash hand basin, double shower cubicle, heated towel rail.

Bedroom 2

10'11 x 10'5 (3.33m x 3.18m)

Double glazed window to rear, radiator, alcove with hanging rails.

Bedroom 3

8'8 x 7'4 (2.64m x 2.24m)

Double glazed window to rear, radiator, alcove with hanging space.

Bedroom 4

10'8 x 7'0 (3.25m x 2.13m)

Double glazed window to front, alcove with hanging rails, radiator.

Bathroom

7'0 x 5'7 (2.13m x 1.70m)

Pedestal wash hand basin, low level w/c, panelled bath, extractor fan.

Outside

Front & side garden

Mainly laid to lawn with a range of plants & shrubs.

Rear Garden

Rear garden enclosed by fencing, recently landscaped which is mainly laid to paving, area of decking, outside tap, storage shed, borders with a range of plants of shrubs, side access.

PROPERTY DESCRIPTION

Drive

To the side of the house providing parking and access to the garage.

garage

Attached to the side of the property, up & over door, light & power.

Tenure

Freehold property with a service charge for communal areas of £200 per annum.

Material Information...

Additional information not previously mentioned

- Mains electric, gas and water.
- Water metered.
- Gas Central heating.
- Mains sewerage
- No Flooding in the last 5 years.
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

checker.ofcom.org.uk/en-gb/mobile-coverage

checker.ofcom.org.uk/en-gb/broadband-coverage

Flood Information:

flood-map-for-planning.service.gov.uk/location

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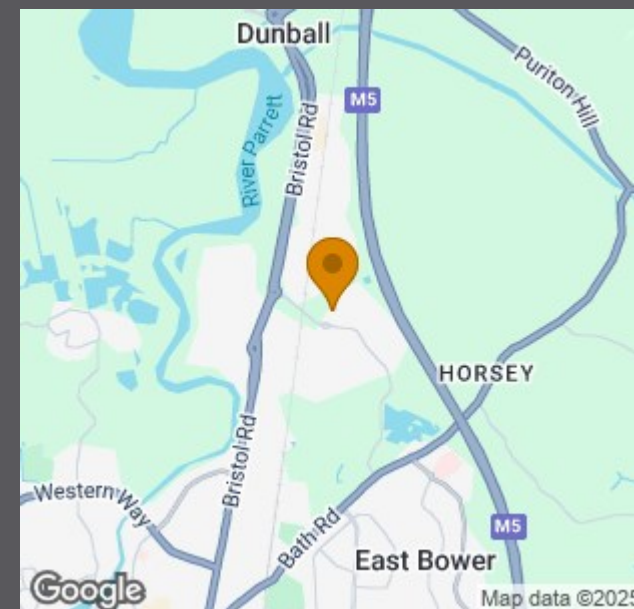
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PLAN



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).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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