


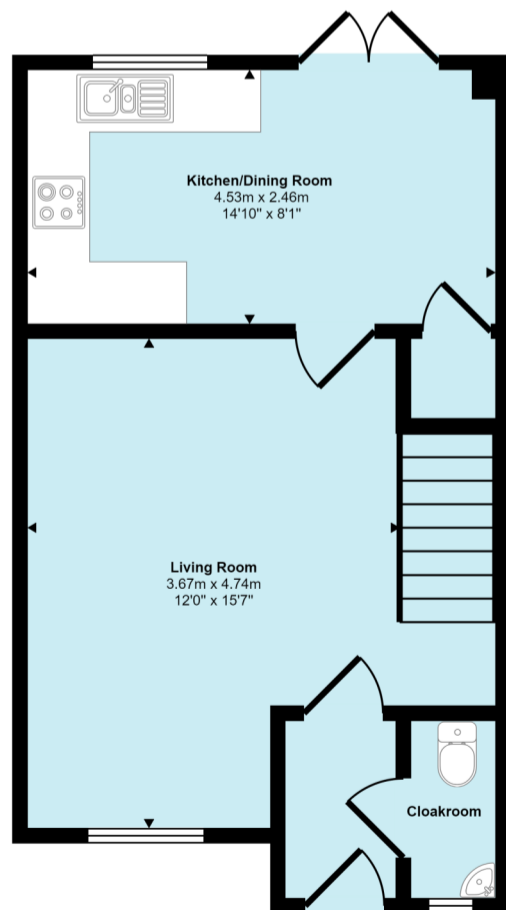


Kings Drive
 Bridgwater, TA6
 £245,000 Freehold

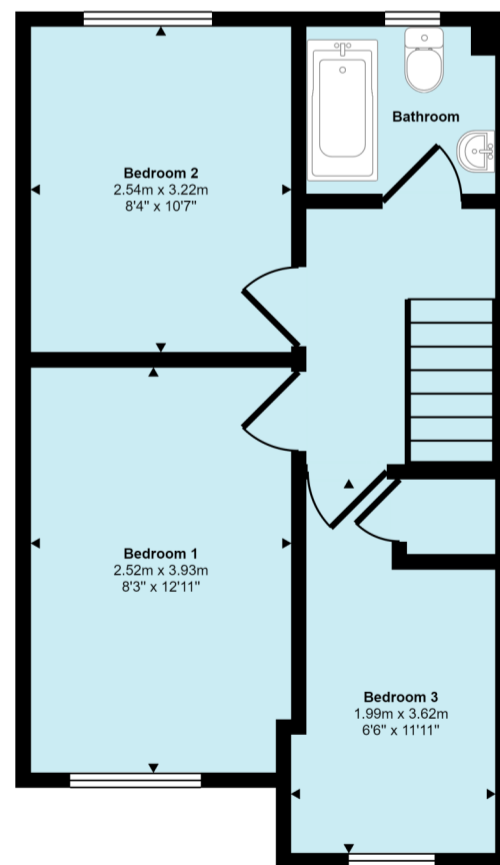
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Wilkie May & Tuckwood

Floor Plan



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

This three bedroom family home benefits from a garage and parking to the rear of the property. There is a kitchen/dining room layout.

- Over 15' living room with front aspect
- Kitchen/dining room with French doors
- Cloakroom downstairs
- Three bedrooms
- Bathroom
- Front and rear gardens
- Garage
- Driveway

THE PROPERTY:

The property is a well presented three bedroom family home served by gas fired central heating.

The accommodation comprises a door to the entrance hall with a downstairs' cloakroom which has a WC, wash hand basin and window. The living room has a front aspect window and stairs to the first floor landing. To the rear of the house is a kitchen/dining room with French doors overlooking and accessing the rear garden, along with an understairs' cupboard and a range of high and low level white fronted units, a washing machine, an integrated slimline dishwasher, oven, hob and an extractor hood along with an understairs' storage cupboard.

There are stairs to the first floor landing off which are three particularly good size bedrooms and a bathroom – with bath, shower over, tiled surround, WC, wash hand basin and a double glazed window.

Outside – To the front is a small garden area and to the rear the garden has a paved patio, is laid to lawn and is fully enclosed with a side gateway leading to the driveway and the garage.

LOCATION: Situated on the Kings Down development on the edge of the market town of Bridgwater. Access to the M5 motorway is easily accessible via junction 23. Bridgwater town centre is a level walk away and offers a full range of amenities including retail, educational and leisure facilities. The Kings Down development offers a newly built primary school and a regular bus service to the town centre. There are regular bus services from Bridgwater Bus Station to Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach service to London Hammersmith.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty. The garage is leasehold—leasehold details to be confirmed.

Construction: Traditional construction.

Services: Mains water, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: B

Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 940Mbps download and 940Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice is likely and data limited with O2 and Vodafone.

Flood Risk: Rivers and sea: Low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in August 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

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