



GIBBINS RICHARDS 
Making home moves happen

14 Emerald Way, Bridgwater TA6 4GY
£269,950

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A very well presented and most spacious three storey town house located on the popular 'Kings Down' development. An internal viewing is highly recommended to fully appreciate this spacious and well presented end of terrace town house located on the popular 'Kings Down' development. The property benefits from a side driveway allowing off road parking for two cars which provides access to a well kept low maintenance garden. Within the property there is a hallway, well equipped kitchen, downstairs cloakroom, spacious living room with access to rear garden, whilst to the first floor there are two bedrooms (bedroom 2 being a sizeable double bedroom), family bathroom. Whilst to the second floor there is a very large master bedroom with generous size en-suite shower room.

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

There are local facilities close by including primary school and Tesco Express, whilst the town centre is less than two miles distant. For the commuter the property is conveniently placed for Junction 23 of the M5 motorway.

- Total floor area - 1149 sq.ft (106.7 sq.m.) approx.
- Spacious accommodation - constructed in 2016
- Three generous size bedrooms
- Master bedroom with en-suite shower room
- Well equipped kitchen
- Low maintenance rear garden
- Side driveway for up to two vehicles
- Gas central heating
- Popular development



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Entrance Hall
Cloakroom
Kitchen/Breakfast Room

Stairs to first floor.
WC and wash hand basin.
11' 8" x 10' 0" (3.55m x 3.05m) including boiler cupboard, built-in oven and gas hob, integrated washing machine and dishwasher.

Living Room

15' 8" x 11' 8" (4.77m x 3.55m) with French doors to rear garden.

First Floor Landing
Bedroom 2

15' 8" x 11' 8" (4.77m x 3.55m) with two double glazed windows. (Please note this room could be potentially sub-divided into two rooms)

Bedroom 3

9' 0" x 8' 5" (2.74m x 2.56m)

Bathroom

8' 5" x 6' 2" (2.56m x 1.88m) WC, wash hand basin and bath with overhead shower.

Second Floor Landing

Storage cupboard.

Bedroom 1

19' 6" x 12' 5" (5.94m x 3.78m) (max)

En-Suite Shower Room

Double shower enclosure, WC and wash hand basin. Velux window.

Outside

Low maintenance front garden with side driveway for at least two vehicles with side access leading to a low maintenance rear garden with artificial lawn, decking section, storage shed, outside water and power and an 'EV' charging point.

AGENTS NOTE

This property is subject to an annual fee of approximately £200 payable to Trustmgt RFS Ltd towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



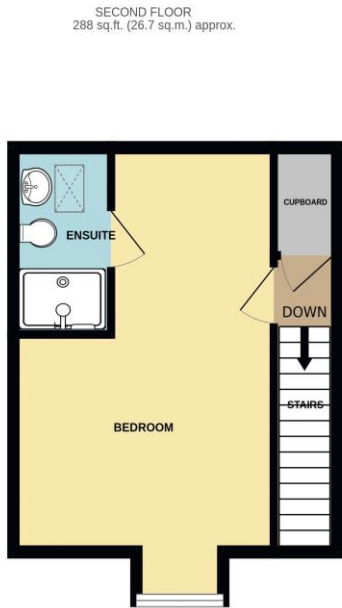
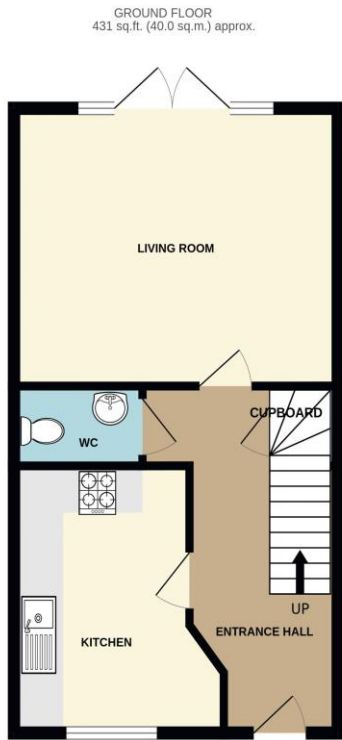
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 £40 + VAT (£48) 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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