



GIBBINS RICHARDS 
Making home moves happen

3 Westminster Way, Kings Down, Bridgwater TA6 4GB
£280,000

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* Modern property * Four bedroom * Semi-detached * Garage & Parking * Popular location

A very well presented four bedroom semi-detached home with en-suite shower room, garage and parking.

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

The accommodation comprises in brief; entrance hall, cloakroom, good size sitting room, well equipped kitchen/dining room, utility room, four first floor bedrooms including en-suite shower room and family bathroom. Low maintenance garden and additional parking space.

An internal viewing is strongly recommended to fully appreciate this well presented family home located on the popular 'Kings Down' development. There are local facilities nearby as the property is within walking distance of Tesco Express and a popular primary school. Bridgwater town centre is approximately one mile distant and boasts a wide and comprehensive range of shopping and leisure facilities.

G/F - 579 sq.ft (53.8 sq.m) - F/F 563 sq.ft (52.3 sq.m) (approx)

Well presented accommodation

Four bedrooms

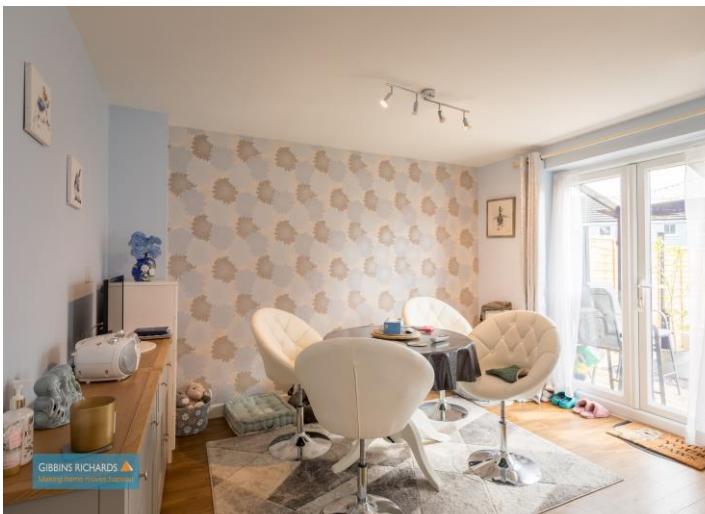
En-suite Shower Room / Family Bathroom / Cloakroom

Low maintenance rear garden

Convenient reach of the M5 motorway at Junction 23

Local facilities close to hand

Garage / Off road parking





Entrance Hall
Cloakroom

Sitting Room
Kitchen/Dining Room

Utility Room

First Floor Landing
Bedroom 1

En-Suite Shower Room

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Outside

Stairs to first floor.
Low level WC and wash hand basin, door to storage cupboard.

16' 6" x 11' 2" (5.03m x 3.40m)
19' 6" x 12' 2" (5.94m x 3.71m) With built-in oven and hob.

Containing gas fired central heating boiler.
Space and plumbing for washing machine.
Doors to four bedrooms and bathroom.
12' 5" x 10' 8" (3.78m x 3.25m) Built-in wardrobes.

Double shower enclosure, low level WC and wash hand basin.

11' 0" x 8' 6" (3.35m x 2.59m) with the addition of a wardrobe recess.
10' 8" x 7' 0" (3.25m x 2.13m)
8' 0" x 7' 5" (2.44m x 2.26m) with wardrobe recess.

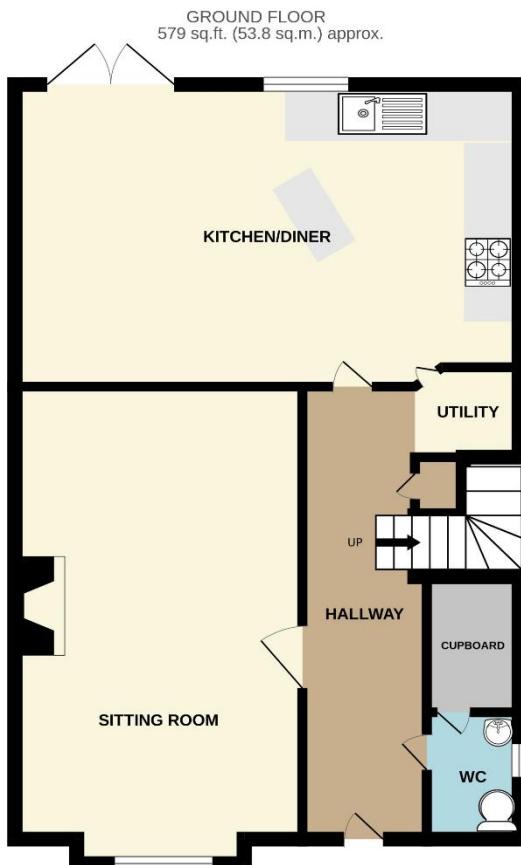
7' 0" x 5' 8" (2.13m x 1.73m) Low level WC, wash hand basin and bath with over head shower.

To the rear of the property is a fully enclosed garden which is of a low maintenance theme with artificial lawn and paved area with access to GARAGE and parking space.

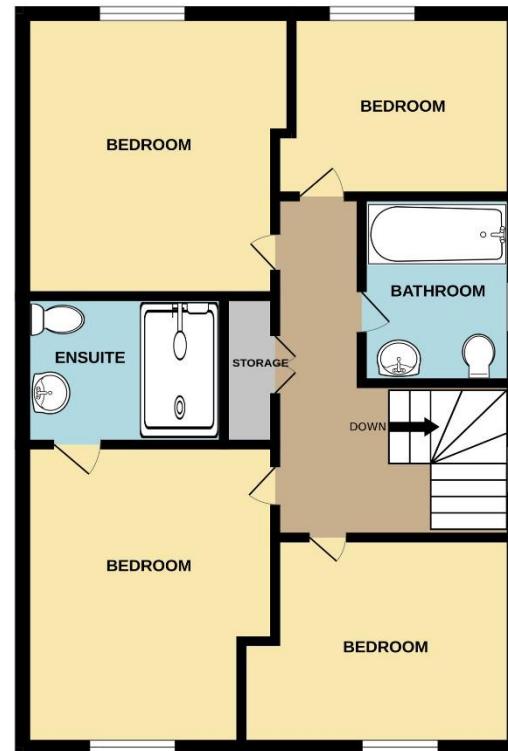
AGENTS NOTE

This property is subject to an annual fee of approximately £200.00 payable to Trustmgt Limited towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.





FIRST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 sq.m.) approx.

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.