



GIBBINS RICHARDS 
Making home moves happen

1 Alberta Way, Kings Down, Bridgwater TA6 4GN
£200,000

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*** Modern two bedroom house * Off road parking * Ideal first time buy ***

Situated in the ever popular 'Kings Down' development on the east side of Bridgwater, this smart modern two bedroom home would make an ideal first time/investment purchase. The property itself is well presented throughout, fully UPVC double glazed and warmed by mains gas fired central heating. The internal accommodation comprises in brief; entrance hall, modern fitted kitchen, sitting/dining room with French doors to rear garden and ground floor WC. To the first floor are two double bedrooms and bathroom. Externally there is multiple off road parking to the side and a low maintenance enclosed rear garden.

The property is set within easy access to the town centre and within walking distance to local shops and amenities. Bridgwater town offers an excellent range of shopping, leisure and financial amenities as well as easy access to the M5 motorway at Junctions 23 and 24 together with a mainline intercity railway station.

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

Total floor area - 591 sq.ft (54.9 sq.m) approx.

Modern/low maintenance home

Ideal first time/investment purchase

Two off road parking spaces

Enclosed rear garden

Fully UPVC double glazed

Gas central heating

Two first floor bedrooms

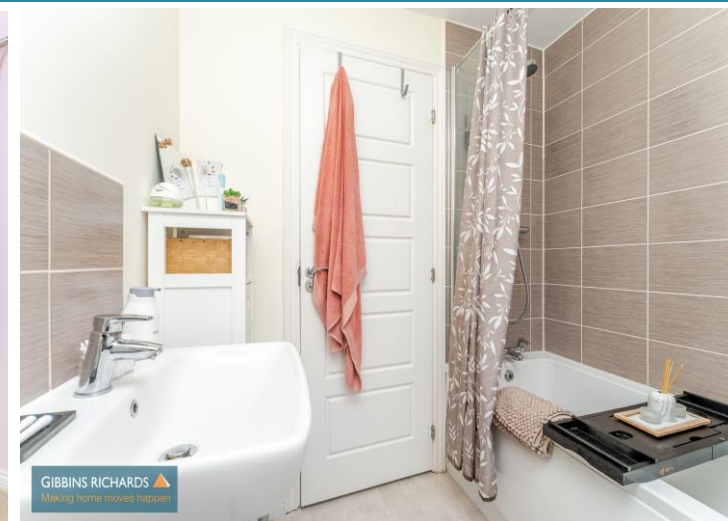




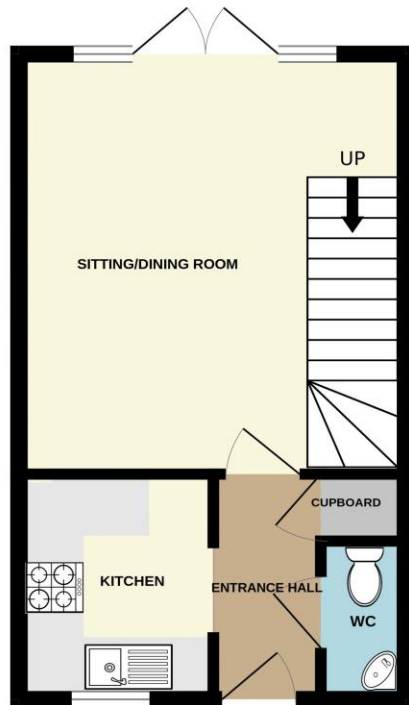
Entrance Hall	8' 1" x 3' 3" (2.46m x 0.99m) Opening to kitchen, door to WC and storage cupboard.
Kitchen	8' 1" x 6' 6" (2.46m x 1.98m) Front aspect window. Matching floor and wall cupboards. Wall mounted gas boiler (concealed). Integrated oven and hob with extractor fan over.
WC	5' 6" x 2' 10" (1.68m x 0.86m) Low level WC, wash hand basin.
Sitting/Dining Room	14' 11" x 13' 0" (4.54m x 3.96m) French doors to rear garden. Stairs to first floor.
First Floor Landing	Doors to two bedrooms and bathroom. Hatch to loft.
Bedroom 1	13' 0" x 8' 1" (3.96m x 2.46m) Dual front aspect windows.
Bedroom 2	13' 0" x 8' 3" (3.96m x 2.51m) Rear aspect window. Airing cupboard.
Bathroom	6' 4" x 6' 3" (1.93m x 1.90m) Side aspect obscure window. Low level WC, wash hand basin and bath with over head shower.
Outside	To the front of the property there are two parking spaces to the side and small strip of open plan garden. To the rear the garden measures approximately - 23' (7.01m) in length by 18' (5.48m) in width, fully enclosed by timber fencing and hard landscaped for ease of maintenance with paved patio area adjoining the property and path leading to side access gate. Area of decking.

AGENTS NOTE

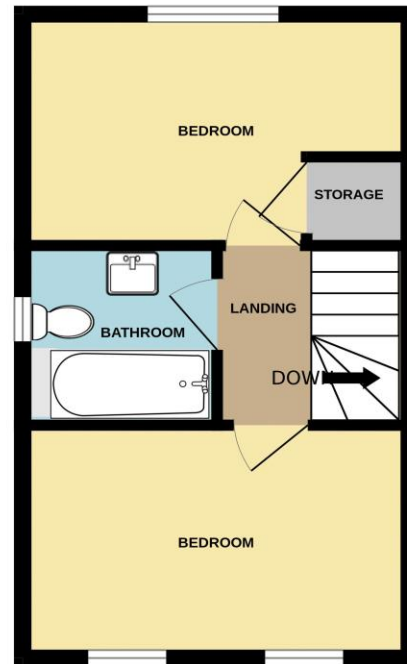
This property is subject to an annual fee of approximately £215.00 payable to Trustmgt RFS Ltd towards ongoing maintenance and upkeep of the estate. Full details of this can be sought via your Legal Representative.



GROUND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



FIRST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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.

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