



GIBBINS RICHARDS   
Making home moves happen

19 Topaz Drive, Kings Down, Bridgwater TA6 4DP  
£250,000

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A well presented three bedroom end of terrace property located on the popular 'Kings Down' development. The property benefits from UPVC double glazing throughout, gas central heating and three first floor bedrooms. The accommodation comprises in brief; entrance hall with storage cupboard, cloakroom, kitchen/diner and sitting room with French doors to rear garden, three first floor bedrooms (master with en-suite shower room) and family bathroom. Fully enclosed private rear garden and off road parking to the front of the property for two vehicles.

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

The property is situated on the popular 'Kings Down' development which is within convenient reach of the M5 motorway at Junction 23. Within the development there is a popular primary school and Tesco Express. Bridgwater town centre is approximately two miles distant and boasts a wide range of shopping, leisure and cultural facilities.

POPULAR KINGS DOWN DEVELOPMENT  
MODERN THREE BEDROOM END TERRACE HOUSE  
OFF ROAD PARKING  
FULLY ENCLOSED PRIVATE REAR GARDEN  
UPVC DOUBLE GLAZING  
GAS CENTRAL HEATING  
WALKING DISTANCE TO LOCAL AMENITIES  
EASY ACCESS TO THE M5 MOTORWAY  
VIEWING ADVISED





Entrance Hall	Stairs to first floor. Doors to sitting room, kitchen/diner, cloakroom, storage cupboard.
Kitchen/Diner	16' 5" x 9' 6" (5m x 2.9m) Dual aspect windows. Integrated dishwasher, fridge/freezer, electric oven and gas hob.
Cloakroom	5' 11" x 3' 3" (1.8m x 1.m) Low level WC and wash hand basin.
Sitting Room	16' 9" x 9' 10" (5.1m x 3.m) Front aspect window and French doors to rear garden.
First Floor Landing	Doors to bedrooms and bathroom.
Bedroom 1	12' 6" x 9' 10" (3.8m x 3.m) Dual aspect windows.
En-Suite Shower Room	9' 10" x 3' 7" (3.m x 1.1m) Low level WC, wash hand basin and walk-in shower.
Bedroom 2	9' 6" x 9' 2" (2.9m x 2.8m) Dual aspect windows.
Bedroom 3	9' 6" x 6' 11" (2.9m x 2.1m) Side aspect window.
Bathroom	6' 11" x 5' 3" (2.1m x 1.6m) Low level WC, wash hand basin and bath.

#### AGENTS NOTE

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

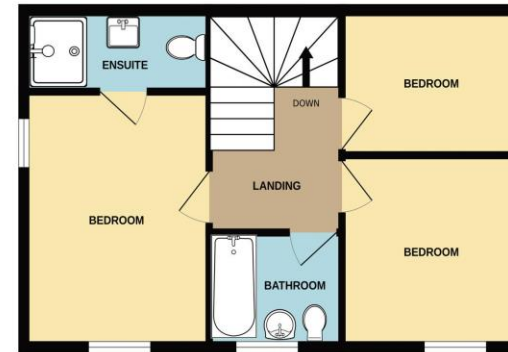




## GROUND FLOOR



## FIRST FLOOR



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.**

**17 High Street, Bridgwater, Somerset TA6 3BE Tel: 01278 444488**  
**Email: [bw@gibbinsrichards.co.uk](mailto:bw@gibbinsrichards.co.uk) Web: [www.gibbinsrichards.co.uk](http://www.gibbinsrichards.co.uk)**