

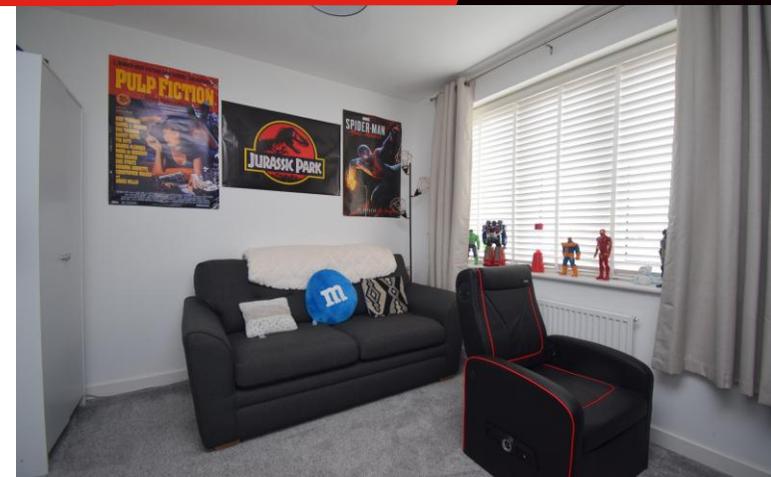


24 Augusta Drive  
Bridgwater, Somerset, TA6 4XQ

**Brightest** move

# Brightest move

£340,000



Exclusively brought to the market by Brightestmove, this beautifully presented and much-loved four-bedroom detached home is ideally positioned within the highly sought-after Kings Down development.

Built in 2020 by Persimmon Homes, the property offers contemporary living with a range of thoughtful upgrades and premium finishes. These include elegant quartz kitchen worktops, integrated appliances, glazed internal doors, and an additional shower to the main bathroom. The home benefits from full double glazing throughout and a beautifully landscaped, well-maintained rear garden. Early viewing is highly recommended to fully appreciate the quality and attention to detail on offer.

Externally, the property provides off-road parking for two vehicles to the side, along with a garage equipped with power and motion-sensor lighting. The rear garden also benefits from outdoor power beneath the patio area, while ample storage solutions are thoughtfully incorporated throughout the home.



The accommodation briefly comprises: a welcoming entrance hall, spacious living room, study, stylish kitchen/diner, utility room, and cloakroom to the ground floor. Upstairs, a generous landing leads to four bedrooms, three of which are comfortable doubles, including a principal bedroom with en suite facilities. A modern family bathroom and airing cupboard complete the first floor.

This is a superb opportunity to acquire a turnkey family home in a popular and well-established residential location.

Bridgwater is an emerging town situated in the heart of the borough of Sedgemoor and within 11 miles of Taunton and 38 miles of Bristol. The town which is famed for its annual carnival is a thriving place with many new jobs being created in recent years.

For more information or an appointment to view please contact the vendors sole agents.

**SERVICES: Mains Electricity, Gas, Water and Drainage HEATING: Gas Central Heating System**

**TENURE: Freehold ESTATE CHARGE: £213.52 paid annually COUNCIL TAX BAND: D**



**Living Room** 13' 03" x 10' 09" (4.04m x 3.28m)

**Kitchen/Diner** 20' 03" x 9' 07" (6.17m x 2.92m)

**Study** 10' 09" x 9' 06" (3.28m x 2.9m)

**Utility Room** 6' 02" x 5' 02" (1.88m x 1.57m)

**Bedroom One** 11' 05" x 10' 11" (3.48m x 3.33m)

**Bedroom Two** 11' 05" x 8' 06" (3.48m x 2.59m)

**Bedroom Three** 8' 11" x 8' 06" (2.72m x 2.59m)

**Bedroom Four** 8' 02" x 7' 09" (2.49m x 2.36m)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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