

63 Regal Walk, Kings Down, Bridgwater TA6 4FL

£269,950

GIBBINS RICHARDS 
Making home moves happen

A delightful three bedroom detached house located in the popular development of 'Kings Down' to the north/east of Bridgwater's town centre. The property benefits from off road parking for two vehicles, warmed by gas central heating, UPVC double glazing throughout and easy access to the M5 motorway at Junction 23. The accommodation comprises in brief; entrance hallway, cloakroom, sitting room, kitchen/diner, three first floor bedrooms (master with en-suite shower room) and family bathroom. Fully enclosed rear garden with timber storage shed.

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

The property is positioned amongst others of similar size, age and design and is within a level walk of the new primary school on the 'Kings Down' development. Bridgwater town itself 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.

KINGS DOWN DEVELOPMENT
WALKING DISTANCE TO LOCAL SHOPS & AMENITIES
DETACHED FAMILY HOME
GAS CENTRAL HEATING
FULLY UPVC DOUBLE GLAZED
OFF ROAD PARKING FOR TWO VEHICLES
FULLY ENCLOSED REAR GARDEN
CLOAKROOM / FAMILY BATHROOM / EN-SUITE SHOWER ROOM
IDEAL FAMILY HOME



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Entrance Hallway	Doors to sitting room, kitchen/diner, cloakroom and storage cupboard. Stairs to first floor.
Sitting Room	16' 5" x 9' 10" (5.m x 3.m) Front aspect window. French doors to rear garden.
Cloakroom	5' 11" x 3' 3" (1.8m x 1.m) Equipped in a two piece suite comprising low level WC and wash hand basin.
Kitchen/Diner	16' 9" x 9' 10" (5.1m x 3.m) Front and side aspect windows. Equipped in a modern range of matching eye and low level units with integrated electric oven, gas hob with extractor hood over and dishwasher. Space and plumbing for washing machine.
First Floor Landing	Doors to three bedrooms and family bathroom.
Bedroom 1	13' 9" x 10' 2" (4.2m x 3.1m) Front and side aspect windows. Built-in wardrobes, door;
En-Suite Shower Room	7' 7" x 3' 11" (2.3m x 1.2m) Equipped in a modern white three piece suite comprising low level WC, wash hand basin and shower enclosure.
Bedroom 2	9' 10" x 9' 6" (3.m x 2.9m) Front and side aspect windows.
Bedroom 3	9' 10" x 6' 11" (3.m x 2.1m) Side aspect window.
Family Bathroom	6' 7" x 5' 7" (2.m x 1.7m) Front aspect obscure window. Equipped in a modern white three piece suite comprising low level WC, wash hand basin and bath.
Outside	Off road parking for two vehicles. Fully enclosed rear garden with patio area adjoining the property and laid to lawn. Storage shed.

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.



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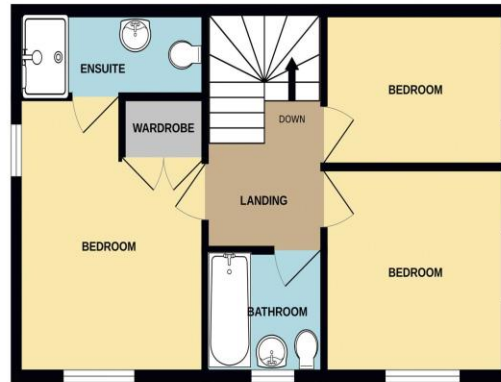


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GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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 £30 + VAT (£36) 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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