



Augusta Drive
 Bridgwater, TA6
 £189,000 Freehold

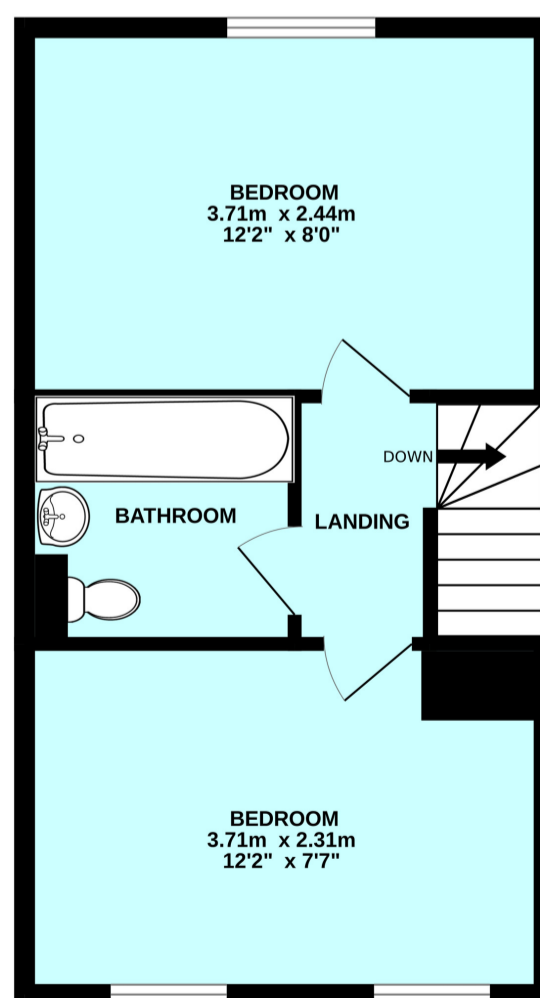
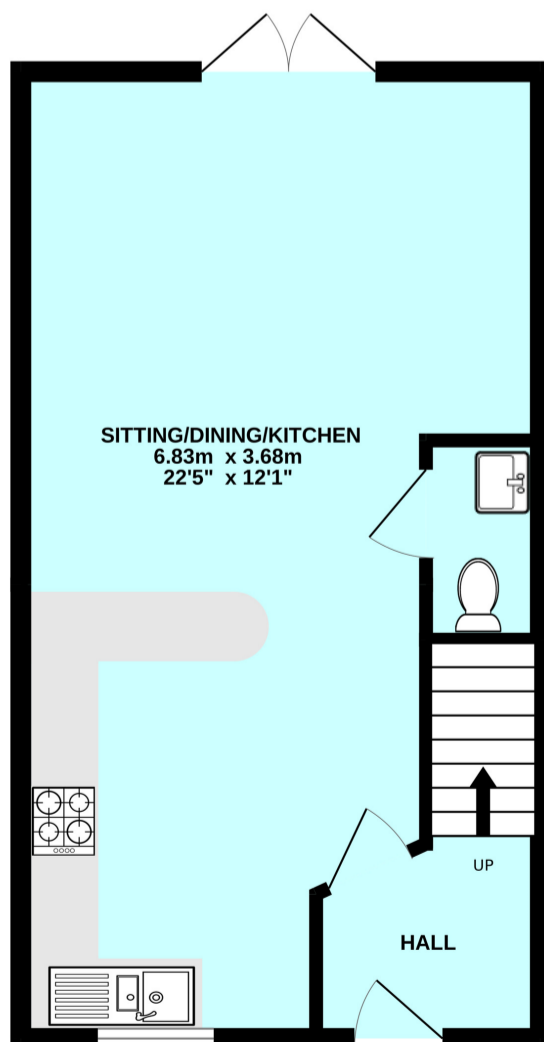
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Wilkie May & Tuckwood

Floor Plan

GROUND FLOOR

1ST FLOOR



Description

This modern two bedroom town house was built in 2021 to an NHBC standard, offering all the convenience of a new home and is served by gas fired central heating with two double bedrooms, a west facing garden and off-road parking for two cars.

- Modern two bedroom house
- Built in 2021 to NHBC standard
- Popular Kings Down development
- Open plan sitting room/kitchen area
- French doors onto rear garden
- Downstairs' cloakroom
- Two double bedrooms
- Bathroom
- West facing garden
- Off-road parking for two cars

THE PROPERTY:

The property is situated on the popular Kings Down development close to amenities and schools.

The accommodation comprises a door to the entrance hall, stairs to the first floor landing and has an open kitchen/breakfast area which joins the sitting room which is over 22' in length. The kitchen is fitted with a range of high and low level units with integrated appliances including an oven, hob and an extractor fan. There is plumbing for a washing machine, understairs' storage, a double glazed front window and a breakfast bar area. There is a downstairs' cloakroom with a WC and wash hand basin. The sitting room area has French doors which overlook and access the rear garden.

To the first floor are two double bedrooms and a bathroom suite with a bath, tiled surround, WC and wash hand basin.

Outside - The west facing rear garden is laid to patio with a lawned area and is enclosed by fencing, has a garden shed and gated access leading to the parking for two cars.

LOCATION: Situated on the newly built Kings Down development on the edge of the market town of Bridgwater. Access to the M5 motorway is easily accessible via junction 23. Bridgwater town centre is a level walk away and offers a full range of amenities including retail, educational and leisure facilities. The Kings Down development offers a newly built primary school and a regular bus service to the town centre. There are regular bus services from Bridgwater Bus Station to Taunton, Weston-super-Mare and Burnham-on-Sea plus a daily coach service to London Hammersmith. Main line links are available via Bridgwater railway station.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty. There is a maintenance charge of £200 approximately per annum.

Services: Mains water, mains electricity, mains drainage, gas fired central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: B

Broadband Coverage: We understand that there is standard and ultrafast mobile coverage.

The maximum available broadband speeds are: Standard coverage: 22Mbps download and 5Mbps upload.

Ultrafast coverage: 940Mbps download and 940 Mbps upload.

We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data available with O2 and Vodafone.

Flood Risk: Rivers and sea: Low risk

Surface water: Low risk

Reservoirs: Yes

Groundwater: Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in February 2024.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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 their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the 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.

Tel: 01278 425195

34 St Mary Street, Bridgwater, TA6 3LY