



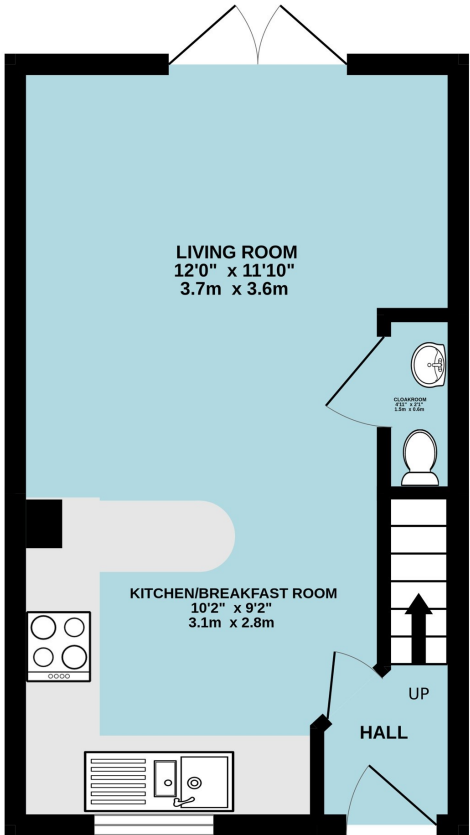
**Augusta Drive**  
Bridgwater, TA6  
£189,950 Freehold

			<b>B</b> EPC
<b>2</b>	<b>1</b>	<b>1</b>	

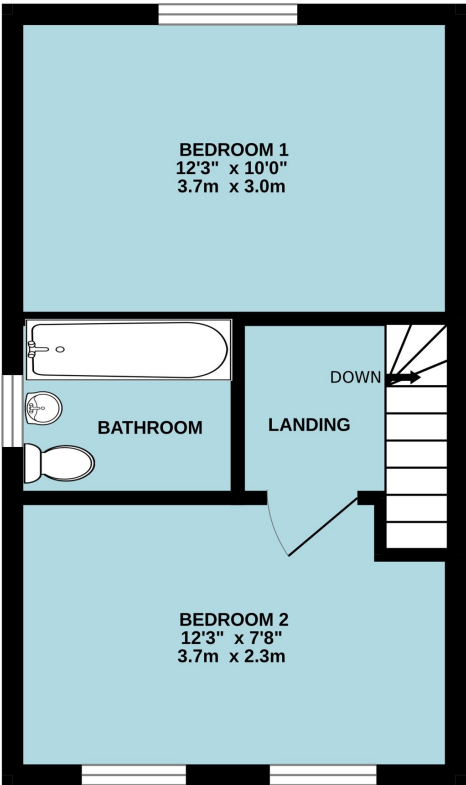
**Wilkie May  
& Tuckwood**

Floor Plan

GROUND FLOOR



1ST 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.  
Made with Metropix ©2024



# Description

An immaculately presented house with two bedrooms and an open plan living area, situated on the popular Kings Down development.

The house benefits from many upgrades and extras from the normal specification and should undoubtedly be viewed to be appreciated. There is an enclosed garden at the rear and immediately beyond this two allocated car parking spaces.

- Immaculately presented house
- Open plan kitchen/living area
- Downstairs' cloakroom
- Two double bedrooms
- Bathroom
- West facing rear garden
- Two allocated car parking spaces
- Viewings come highly recommended

## THE PROPERTY:

An immaculately presented house with two bedrooms and an open plan living area, situated on the popular Kings Down development.

The house benefits from many upgrades and extras from the normal specification and should undoubtedly be viewed to be appreciated. There is an enclosed garden at the rear and immediately beyond this two allocated car parking spaces.

The accommodation comprises an entrance hall where stairs rise to the first floor. To the left is the kitchen area with a range of white fronted units which also include a built-in electric oven, gas hob and hood, along with an integrated fridge/freezer, washing machine and dishwasher. At the rear of the house is a delightful living area with French doors which open onto and overlook the low maintenance rear garden. The aspect is west and therefore afternoon sunshine can be enjoyed then and into the evening. Off the living room is a useful and convenient cloakroom/WC.

On the first floor are two double bedrooms – one at the front, one at the rear – and these are complemented by a quality white bathroom suite comprising a bath, waterfall shower and separate shower head, WC, basin and a contemporary style towel rail.

Outside – At the front is small garden area, at the rear is a low maintenance garden as previously stated beyond this two allocated car parking spaces.

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 management charge of approximately £200 per annum.

**Construction:** Timber frame.

**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 ultrafast mobile coverage. The maximum available broadband speeds are: 940Mbps download and 940Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

**Mobile Phone Coverage:** Voice and data likely with Vodafone. Voice likely and data limited with O2.

**Flood Risk: Rivers and sea:** Low risk

**Surface water:** Very 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 June 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 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