

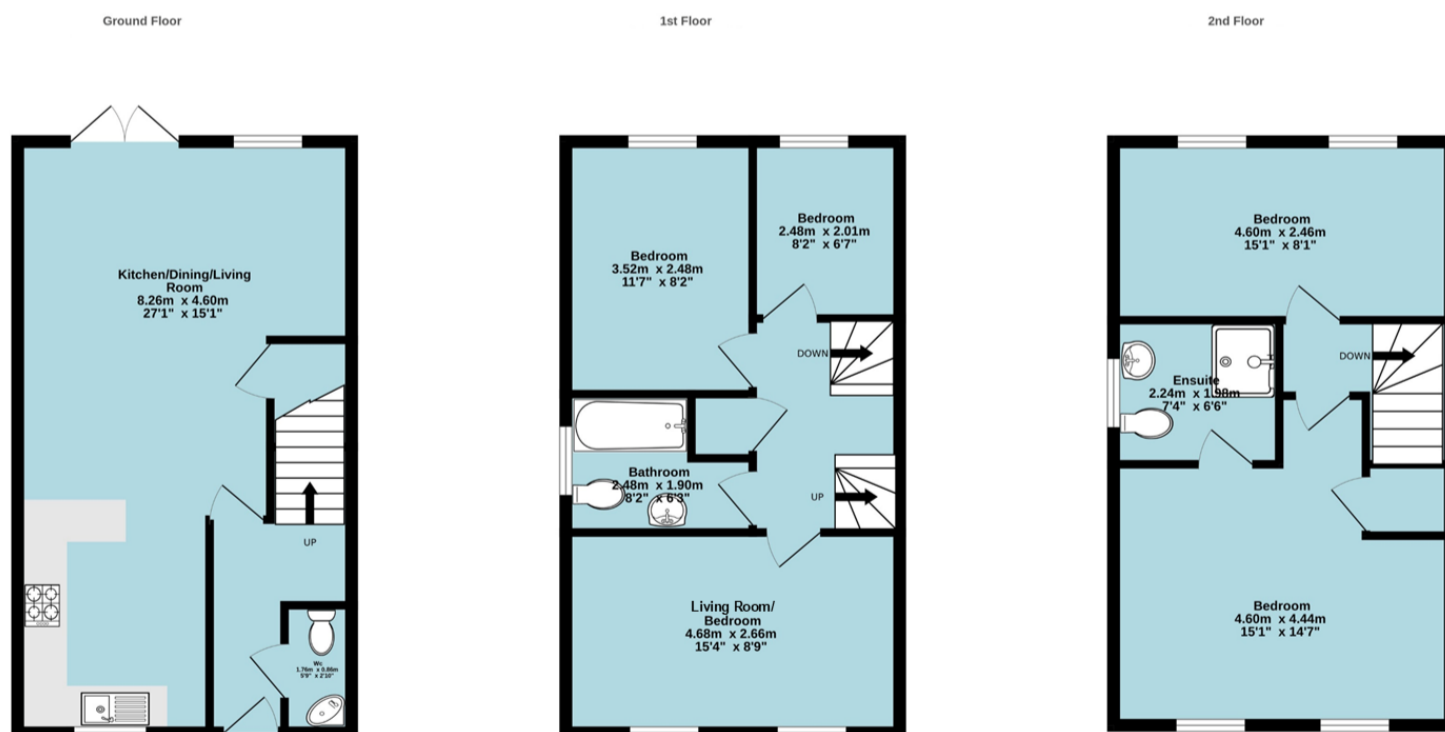


Belgravia Drive
 Bridgwater, TA6
 £269,950 Freehold

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Wilkie May & Tuckwood

Floor Plan



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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Description

This four bedroomed family home benefits from a bathroom and an en-suite with potential to create a Jack and Jill en-suite to the second floor. The house is served by gas fired central heating with off-road parking for two vehicles.

- Popular Kings Down development
- Four bedroom family home
- Over 27' kitchen/dining/family room
- Downstairs' cloakroom
- First floor: living room, two bedrooms
- Top floor: two bedrooms and en-suite
- Rear garden
- Off-road parking for two cars

THE PROPERTY:

The property is a spacious four bedroom town house situated on the edge of the Kingsdown development. The house is served by gas fired central heating, has double glazing and benefits from off-road parking for two cars.

The accommodation comprises a door to the entrance hall with a downstairs' cloakroom. There are stairs to the first floor landing and a kitchen/dining/family room over 27' in length with a range of high and low level storage cupboards, an integrated oven and hob with an extractor hood, along with a concealed boiler powering the domestic hot water and the central heating system. There is plumbing for a washing machine and a dishwasher. The dining area has space for soft furnishings with French doors opening onto the garden and a useful understairs' storage cupboard.

To the first floor is a landing which has an airing cupboard and a living room/bedroom along with one double bedroom and one single, complemented by a bathroom – with bath, WC, wash hand basin and an extractor fan.

Stairs to the second floor landing where there are two further double bedrooms and a spacious en-suite shower room – with double shower cubicle, WC and wash hand basin.

Outside – To the front of the dwelling is a lawned area and to the rear the garden is laid to lawn, is fully enclosed and has rear pedestrian access to off-road parking for two vehicles.

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 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.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

There is an annual service charge of approximately £200.

Please note that the property is owned by a Wilkie, May & Tuckwood employee.

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

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

Council Tax Band: C

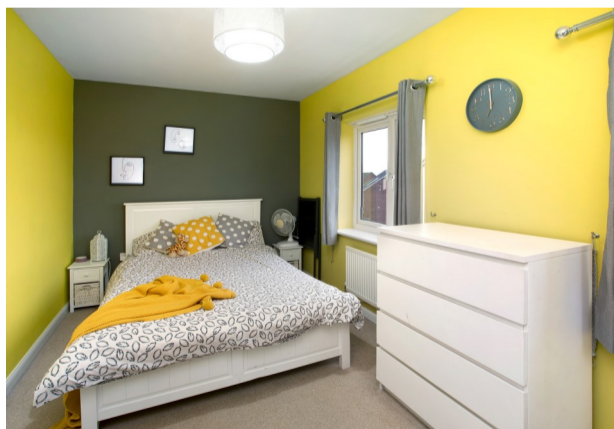
Broadband Coverage: We understand that there is standard and ultra mobile coverage. The maximum available broadband speeds are: 940Mbps download and 940Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

Flood Risk: Rivers and sea: Low risk **Surface water:** Very low risk **Reservoirs:** Unlikely **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 April 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

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