

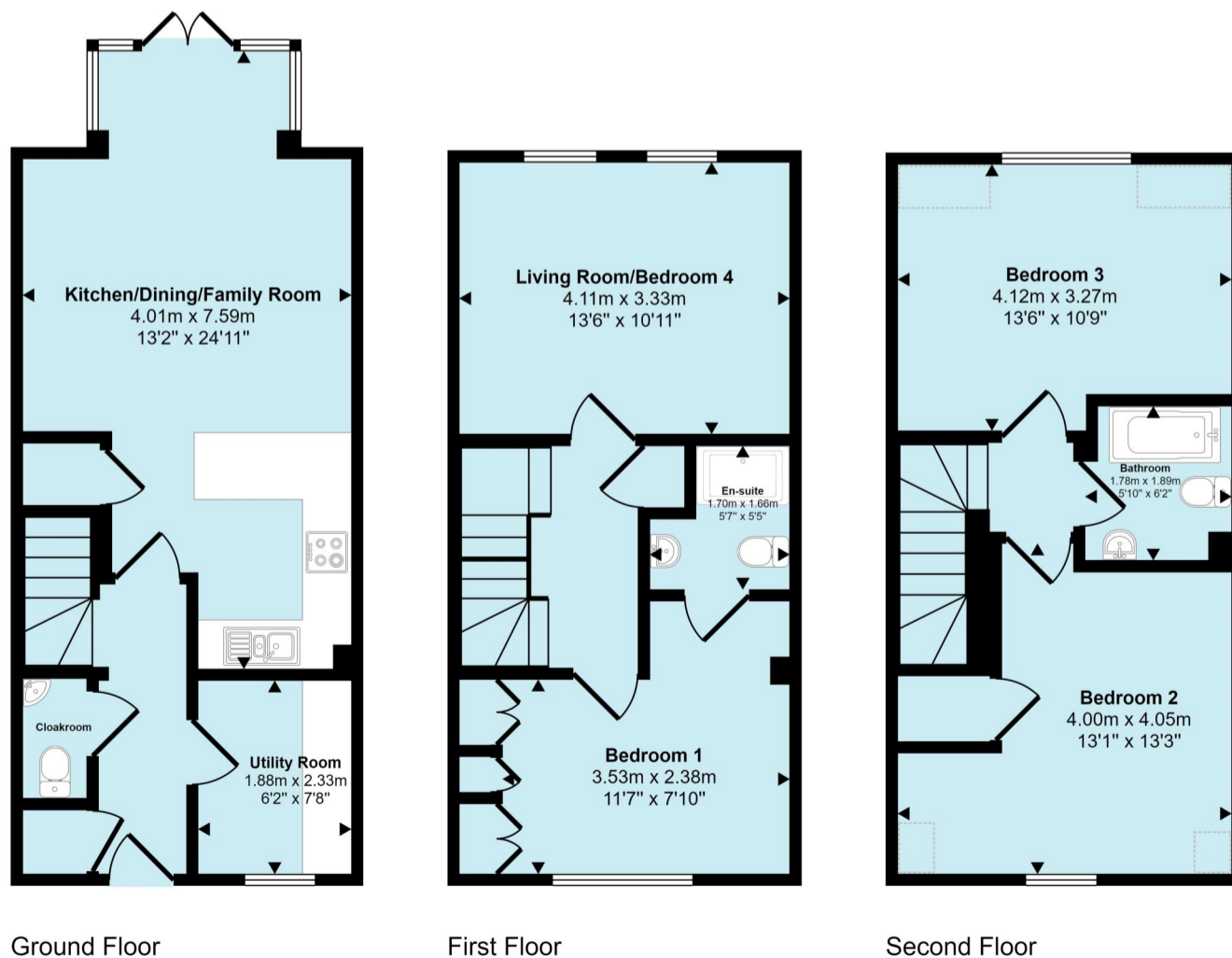



Kings Walk
 Bridgwater, TA6
 £280,000 Freehold

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Wilkie May & Tuckwood

Floor Plan



 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

This four double bedroom semi-detached house benefits from a corner plot with gardens to the side and rear, a garage and off-road parking. The property is served by gas fired central heating and has an en-suite shower to the principal bedroom.

- Semi-detached house on Kings Down
- Over 24' kitchen/dining/family room
- Utility room
- Cloakroom downstairs
- Principal double bedroom with en-suite
- Three further double bedrooms
- Bathroom
- Front and side gardens
- Rear garden with summerhouse
- Garage and off-road parking

THE PROPERTY:

The property is a well presented four bedroom semi-detached family home benefitting from a corner plot with gardens to the side and rear. The house benefits from a garage and off-road parking.

The accommodation comprises a door to the entrance hall with a useful utility cupboard with plumbing for a washing machine and a gas boiler powering the domestic hot water and the central heating. The utility room has a front aspect window, a separate cloakroom with a WC and wash hand basin. The kitchen/dining/family room has a range of high and low level units with an oven, hob and an extractor hood and plumbing for a washing machine and a useful understairs' pantry store. There is space for soft furnishings and a dining room table, having rear French doors accessing the garden.

Stairs to the first floor landing with a storage cupboard and two double bedrooms - the principal bedroom has an en-suite shower room with a double shower cubicle, WC, vanity unit, extractor fan and a heated towel rail.

Stairs to the second floor landing with further two bedrooms - one bedroom houses the airing cupboard with a hot water tank - complemented by a family bathroom with bath, shower over, WC, wash hand basin and a heated towel rail.

Outside - To the front is a garden area and to the rear the gardens are a particularly good size with a decking area to the rear which extends to the side of the house. There is a summerhouse, side garden which is fully enclosed, a second decking area which is covered with an aluminium framed pergola over and access to the garage through a rear personal door. The garage has light and power connected with an up and over door along with off-road parking. The garden is fully enclosed. The raised fishpond is not included.

LOCATION: Situated on the Kings Down development on the edge of the market town of Bridgwater with access to the M5 motorway 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 recently 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 from Bridgwater railway station.



WM&T

GENERAL REMARKS AND STIPULATION

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

Construction: Timber framed.

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 ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mbps download and 900Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

Flood Risk: Rivers and sea: Low risk **Surface water:** Very low risk **Reservoirs:** Likely **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 December 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.

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