

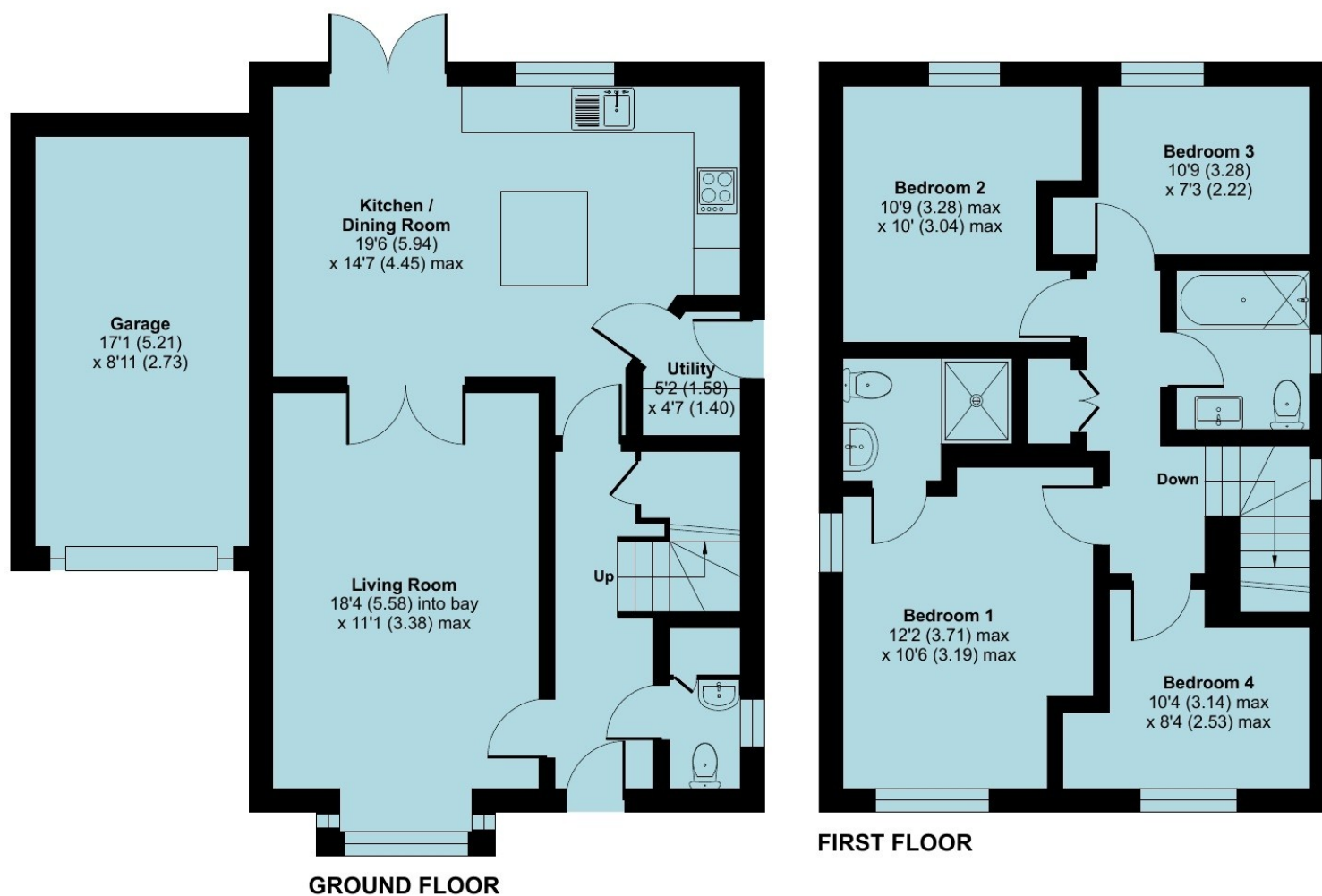


Royal Drive
 Bridgwater, TA6
 £320,000 Freehold

			
4	1	2	EPC

Wilkie May & Tuckwood

Floor Plan



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Nicholas Hale TA Wilkie May & Tuckwood Bridgwater. REF: 1231389

Description

A well presented detached four bedroom family home with a driveway and garage alongside together with an attractive landscaped garden at the rear.

The property benefits from higher than normal ceilings on the first floor creating a very spacious feel.

- Kings Down development
- Over 18' living room with front aspect
- Kitchen/dining room over 19'
- Separate utility room
- WC downstairs
- Principal bedroom with en-suite
- Three further bedrooms
- Bathroom upstairs
- Front and rear gardens
- Garage

THE PROPERTY:

The accommodation comprises an entrance hall where stairs rise to the first floor and a useful understairs' cupboard. There is a cloakroom with a low level WC, basin and further storage cupboard. Opposite is the principal living room which has a front aspect bay window and is well proportioned. There are double doors which provide access into the kitchen/dining room which can also be approached directly from the hall. These doors can be opened to create a huge open plan ground floor area. The kitchen/dining room itself comprises a well fitted kitchen area with light wood fronted units which also includes a built-in oven, five-ring gas hob and hood. There is also a matching island unit and a utility room off. To the opposite side of the room is space for a large family dining room table and chairs with doors providing access onto the rear garden.

On the first floor is a landing with access to the roof space and an airing cupboard. The principal bedroom is a generous double with built-in recessed wardrobes and an en-suite shower room with a cubicle, WC, basin and heated towel rail. The three remaining bedrooms are all of a very good size and these are complemented by a family bathroom with bath, WC, basin and a heated towel rail.

Outside – At the front is a small garden area and alongside a driveway which provides access to the single garage. At the rear is a relatively private garden comprising patio, lawn and gravel. The garden can be accessed from the front via a pedestrian gate.

LOCATION: Situated on the newly built Kings Down development on the edge 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.



WM&T

GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty. £200 service charge per annum.

Construction: Traditional construction.

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

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

Council Tax Band: D

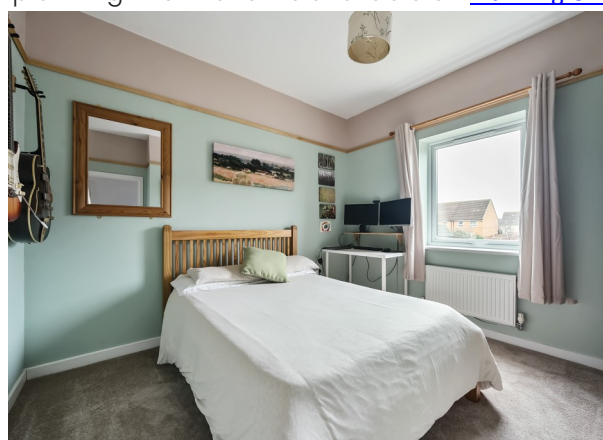
Broadband Coverage: We understand that there is ultrafast mobile coverage. The maximum available broadband speeds are: 1800Mbps download and 900Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

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

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 January 2025.

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