

Nataasha Howarth
ESTATE AGENTS



49 Augusta Drive, Bridgwater, TA6 4GQ

£275,000

An impressive four-bedroom, three-storey semi-detached house, built circa 2022 and situated within the popular Kings Down development on the outskirts of Bridgwater. Offering spacious and versatile accommodation arranged over three floors, this modern property provides a fantastic opportunity for families seeking a well-proportioned home in a convenient location.

49 Augusta Drive briefly comprises a lounge, kitchen/diner and cloakroom to the ground floor. On the first floor, there are three bedrooms, while the top floor is dedicated to a generous principal bedroom, complete with an ensuite, built-in wardrobes and a designated area for a dressing table, creating an ideal private retreat.

Externally, the property benefits from off-road parking for two vehicles and an enclosed rear garden.

Kings Down is a popular residential development situated on the north-eastern outskirts of Bridgwater, conveniently positioned for access to the M5 motorway. The development benefits from a Tesco Express and Willowdown Primary School. Bridgwater town centre is approximately two miles away and offers a wide range of shopping and leisure facilities, including a cinema and bowling complex.

An internal viewing comes highly recommended to fully appreciate the space and accommodation this property has to offer.

ENTRANCE

Via door to front with obscure pane to:

ENTRANCE HALLWAY

Stairs rising to first floor with cupboard beneath, radiator. Doors to the lounge, cloakroom and kitchen/diner.

KITCHEN/ DINER

Front aspect double glazed window. Fitted with a comprehensive range of matching wall, drawer and base level units with contrasting countertops over and one and a quarter sink and drainer unit inset. Integrated appliances to remain to include oven with four ring induction hob and extractor over, Integrated dishwasher, integrated fridge/ freezer and integrated washing machine. Tiled splashbacks, radiator. Boiler concealed in the cupboard.

LOUNGE

Rear aspect double glazed window. Double glazed French doors to the garden. Radiator.

LANDING

Doors to bedroom two, three, four and bathroom. Stairs rising to second floor.

BEDROOM TWO

Double glazed window to rear aspect. Radiator.

BEDROOM THREE

Double glazed window to front aspect. Radiator.

BEDROOM FOUR

Double glazed window to rear aspect. Radiator.

BATHROOM

Obscure double glazed window to front aspect. Spacious family bathroom with modern white suite comprising panel bath, low level WC and wash hand basin. Part tiled walls.

BEDROOM ONE

Double glazed window to front aspect. Built in wardrobes with mirrored sliding doors. Radiator. Velux window. Door to:

ENSUITE

Fitted with a three piece white suite comprising shower cubicle with mains shower over, wash hand basin and close coupled WC with push button flush, partially tiled walls, heated towel rail. Velux window.

EXTERIOR

PARKING

For two vehicles on own drive accessed via the rear back gate or to the left of the property.

GARDEN

The enclosed rear garden is predominantly laid to

artificial lawn, with a paved pathway, gravelled borders and an area of bark chippings, providing a versatile outdoor space with room for seating and children's play equipment. The garden also benefits from a timber storage shed. Timber gate leading to parking.

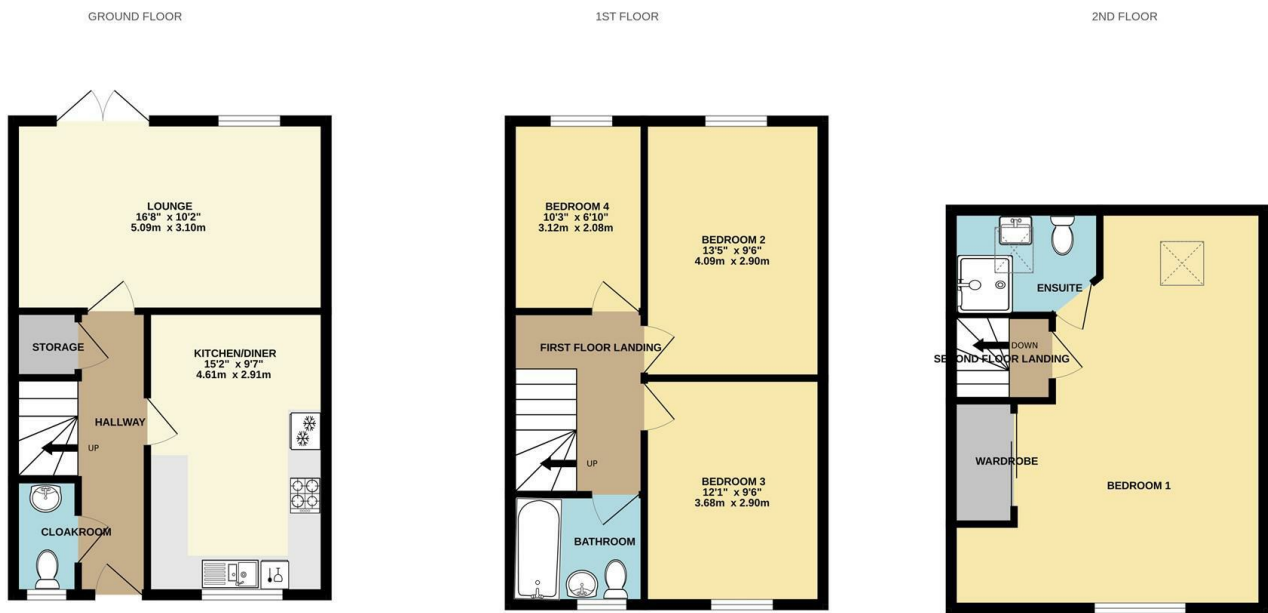
SERVICES

Mains gas, electricity, water and drainage.

NB

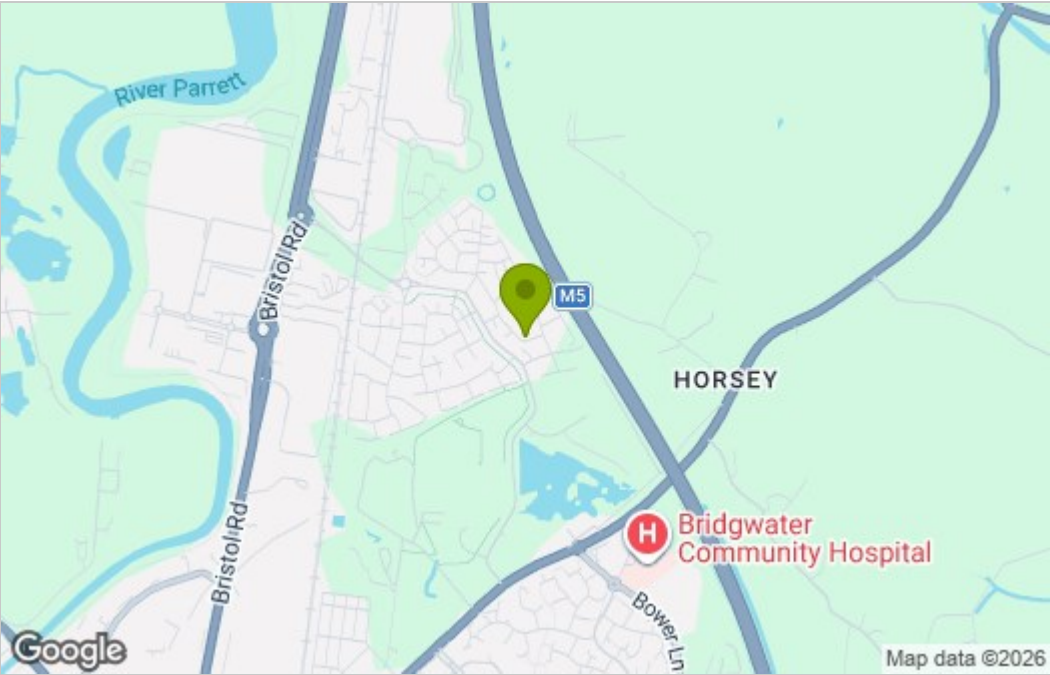
There is an annual charge of approximately £215per annum for the maintenance of the development.

Floor Plan

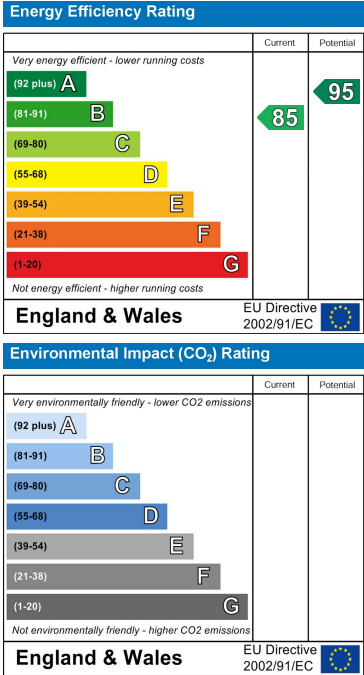


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. The agent has not tested any appliances or services, heating systems etc so cannot verify if they are in working order, nor have we carried out a survey. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us or obtain verification from your Solicitor or Surveyor.
References to the Tenure of a Property are based on information supplied by the Seller.