

The Hamlet Nailsea BS48 1BY

£425,000

marktempler

RESIDENTIAL SALES





Property Type
House - End Terrace



How Big
1184.00 sq ft



Bedrooms
3



Reception Rooms
1



Bathrooms
2



Warmth
Gas Central Heating



Parking
Garage and Parking



Outside
Front and Rear



EPC Rating
D



Council Tax Band
D



Construction
Standard



Tenure
Freehold House
Leasehold Garage

This charming townhouse is set within the exclusive and much-admired cul-de-sac known as The Hamlet, on the outskirts of Nailsea. Beautifully presented throughout, the property combines modern comfort with a low-maintenance lifestyle, making it ideal for a range of buyers.

The accommodation is arranged around a central hallway. To the front, a generous sitting room offers a welcoming and relaxing space, while to the rear, a stylish modern kitchen opens into a light-filled conservatory, creating an ideal area for dining and entertaining friends and family. A useful cloakroom completes the ground floor.

Upstairs, the first floor features two bedrooms, including a principal bedroom with sleek fitted wardrobes and a contemporary en-suite shower room. A smartly finished family bathroom serves the remaining bedrooms. The upper floor provides a further spacious double bedroom with built-in storage and access to the eaves.

The property enjoys attractive, low-maintenance gardens to both the front and rear, offering a peaceful outdoor setting with minimal upkeep —perfect for those seeking a ‘lock up and leave’ style home. A single garage and allocated parking space are also located nearby for added convenience.

Situated close to open countryside, The Hamlet offers a quiet and desirable location while remaining just a short walk from Millennium Park, Tesco supermarket, and Nailsea High Street. Excellent transport links are also within easy reach.

This delightful townhouse offers versatile living across three floors in a sought-after setting, making it a superb opportunity for anyone looking for a stylish, easy-to-manage home with both town and country appeal.



Stylish and low-maintenance three-bedroom townhouse set within The Hamlet, a highly sought-after location on the outskirts of Nailsea—close to countryside, amenities, and excellent transport links.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

UTILITIES

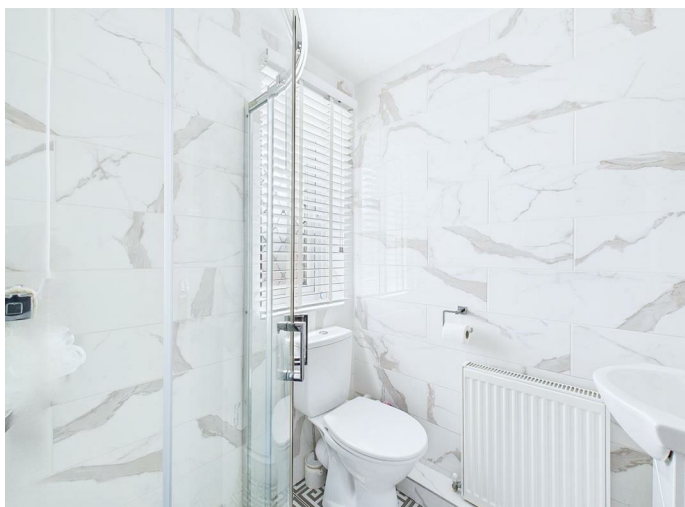
Mains electric, gas, water and drainage.
This information has been provided by the sellers and is correct to the best of our knowledge

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.

Mobile coverage is limited to likely.

This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires.



For the latest properties and local news follow Mark
Templer Residential Sales, Clevedon on:



