

The Hamlet Nailsea BS48 1BY

£385,000

marktempler

RESIDENTIAL SALES





Property Type

House - Semi-Detached



How Big

882.00 sq ft



Bedrooms

3



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

Driveway & Garage



Outside

Front & Side



EPC Rating

D



Council Tax Band

C



Construction

Standard



Tenure

Freehold

Tucked away in a secluded location within a small courtyard of homes, this modern semi-detached house offers a quiet position and a genuine sense of community. Just a 15-minute walk from Nailsea town centre and within a 30-minute drive to both Bristol City Centre and Bristol Airport, the property is ideally situated for both local living and wider connections, with countryside also close by.

The home welcomes you through a separate entrance porch into a bright and inviting living space, with double doors that open onto a beautiful, enclosed side garden—featuring a patio area, timber shed, and a stretch of lawn, perfect for outdoor relaxation. A small front courtyard adds further charm, ideal for enjoying your morning coffee.

The kitchen is well-equipped and offers plenty of storage, while a downstairs cloakroom and a large airing cupboard add practical convenience. Upstairs, a central landing leads to three well-proportioned bedrooms, all benefiting from built-in storage, and a family bathroom complete with a shower over the bath.

The property also includes a driveway and a single garage located adjacent to the house. Offered for sale with no onward chain, this is a fantastic opportunity to move straight in and start enjoying all the benefits of this peaceful and well-connected home.



Modern three-bedroom semi in quiet courtyard setting, with bright living space, garden, garage, and easy access to town, countryside, and Bristol City Centre.



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 **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 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.

BROADBAND AND MOBILE COVERAGE

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

Mobile coverage is good outdoor and in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

TENURE

House is Freehold: Garage is Leasehold

LEASE INFORMATION

Service Charge = £120 pa for upkeep of courtyard

Ground Rent = £50 pa

This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.

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



