

West End Bristol BS48 4DE

£399,950

marktempler

RESIDENTIAL SALES





#### Property Type

House



#### How Big

958.00 sq ft



#### Bedrooms

2



#### Reception Rooms

1



#### Bathrooms

1



#### Warmth

Electric & Solar Panels



#### Parking

Driveway



#### Outside

To Front



#### EPC Rating

D



#### Council Tax Band

C



#### Construction

Standard



#### Tenure

Freehold

Tucked away in a quiet backwater of Nailsea and immediately bordering open countryside, this superbly presented home offers a wonderful blend of contemporary style, light-filled living and an enviable semi-rural setting.

First approached via a gravel driveway providing ample parking, the property is framed by an easy-maintenance front garden with lawn and patio seating, ideal for relaxing outdoors.

Stepping inside, an entrance lobby provides practical space for coats and shoes before opening into an impressive open plan kitchen and living room that forms the heart of the home. This bright and inviting space features a striking vaulted ceiling with an exposed beam, a series of windows and two sets of double doors that flood the room with natural light and create a seamless connection to the outside. The stylish kitchen is well equipped with integrated appliances, granite worktops and a breakfast bar, complemented by an adjacent area perfectly suited for a dining table. Ample storage is thoughtfully incorporated throughout.

The accommodation includes two bright and comfortable double bedrooms, both enjoying plenty of natural light, alongside an exceptional contemporary bathroom finished to a high standard. The property further benefits from owned solar panels, enhancing its efficiency and appeal.

Despite its peaceful setting, the home is just a short drive from Nailsea and Clevedon, offering an excellent selection of shops, cafés and restaurants, while the popular Blue Flame country pub is only a stone's throw away — making this an ideal home for those seeking both tranquillity and convenience. For those who travel further afield, Bristol Airport is roughly 15 minutes away.



A superbly presented, light-filled two bedroom home with vaulted open plan living, countryside setting, parking, solar panels and easy access to Nailsea and Clevedon.



#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

**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, water and drainage.  
Solar panels - owned

**BROADBAND AND MOBILE COVERAGE** - using Myrtle Farm as the address

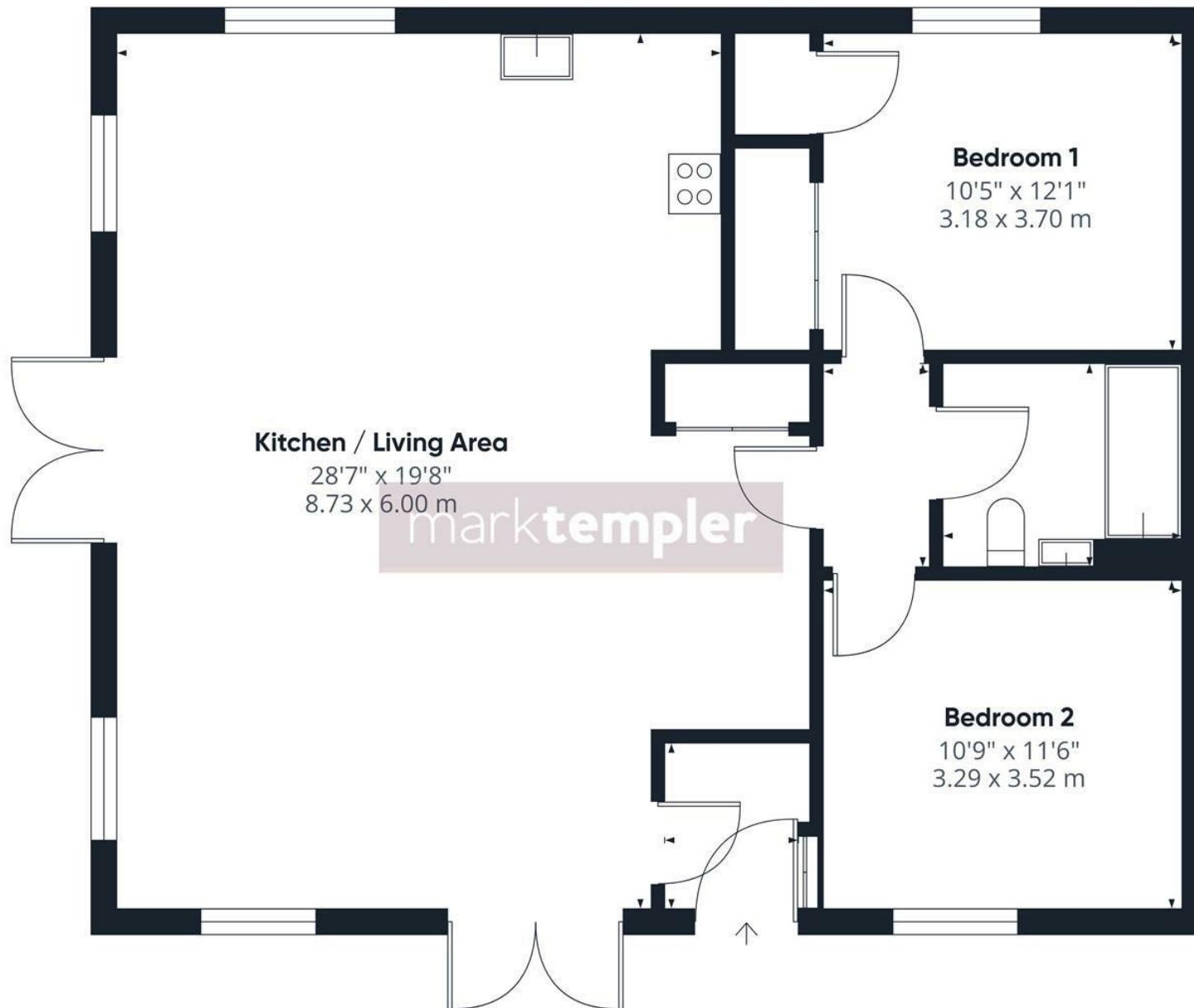
Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps

Mobile coverage is good outdoor.. 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.

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The Property  
Ombudsman

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