

Rear Garden



A private rear garden with a glorious outlook. A patio immediately off the house leads onto the main area which is laid to lawn. Enclosed on one side by timber panel fencing.

Front Garden



A generous sized frontage, mainly laid to lawn with a plethora of established shrubs, trees and hedgerow. Driveway provides off road parking for numerous cars. Side access to the rear garden.

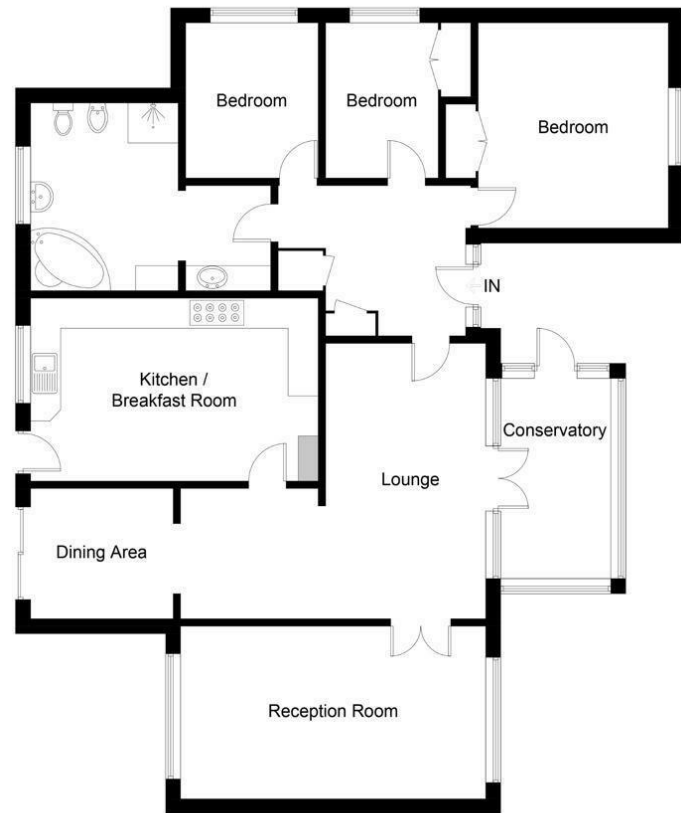
Garage 1

A 'drive through' garage accessed via up and over doors on either end.

Garage 2

Accessed via an up and over door.

Approximate Gross Internal Area = 150 sq m / 1615 sq ft



For illustrative purposes only. Not to scale. ID976358
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision

Tenure: Freehold

Floor area: 1615.00 sq ft

Tax Band: F

Local Authority: North Somerset

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Guide price £500,000

NO ONWARD CHAIN. Offering an abundance of space and sitting on a generous sized plot, we are delighted to bring to the market for the first time since it was built around 60 years ago, this 3 Bedroom detached bungalow, set within the popular village of Tickenham. The property does require updating and modernising throughout but boasts fantastically sized rooms, 2 garages and a huge amount of potential to re-develop and extend subject to any permissions required. Tickenham is perfect as a commuter base with the M5 motorway a short drive away which can be connected at both Clevedon and Gordano junctions and with the nearby towns of Nailsea and Clevedon minutes away. In brief, the layout comprises: Welcoming Entrance Hall, L shaped Lounge/Dining Room, Conservatory, Reception Room, Kitchen/Breakfast Room, 3 Bedrooms and Bathroom whilst externally there are gardens to the front and rear along with 2 garages, a driveway and a lovely outlook over a paddock at the rear. EPC rating - D.

Entrance Hall



Entered via a UPVC double glazed door with obscured glazed side panels. Hardwood flooring, 2 radiators and 2 storage cupboards.

Living/Dining Room

30'04 max x 18'00 (9.25m max x 5.49m)



A lovely sized L shaped room!

Living Area

19'08 x 18'00 (5.99m x 5.49m)



Open fire with brick surround. UPVC double glazed door leading to the Conservatory. 2 radiators.

Dining Area

9'06 x 8'09 (2.90m x 2.67m)



UPVC double glazed sliding doors leading to the rear garden. Radiator.

Conservatory

12'05 x 7'08 (3.78m x 2.34m)



Of UPVC double glazed construction with dwarf walls and glass roof. Radiator, ceiling fan, tiled flooring and UPVC double glazed door to the front.

Kitchen

19'03 x 11'11 (5.87m x 3.63m)



Fitted with a comprehensive range of wall and base units with roll edge worksurfaces. Stainless steel sink and drainer with mixer tap. Range cooker with stainless steel extractor hood over. Space for an upright fridge/freezer and washing machine. Wall mounted combination boiler, radiator and space for a large table. UPVC double glazed window and door to the rear.



Reception Room

20'01 x 10'11 (6.12m x 3.33m)



A versatile room which could be used as a second Sitting Room or even an extra Bedroom if required. 2 radiators. Dual aspect UPVC double glazed windows to the front and rear.

Bedroom 1

13'05 x 12'05 (4.09m x 3.78m)



UPVC double glazed window to the front. Radiator, TV point and built in wardrobes.

Bedroom 2

9'10 x 7'04 (3.00m x 2.24m)



UPVC double glazed window to the side. Radiator. TV point.

Bedroom 3

9'10 x 8'08 (3.00m x 2.64m)



Hanging single bed frame. UPVC double glazed window to the side. Built in wardrobes. Access to the loft.

Bathroom

16'06 x 12'02 max (5.03m x 3.71m max)



A huge Bathroom, fitted with a suite comprising; Corner bath, pedestal wash hand basin, low level close coupled wc, bidet and enclosed shower unit with thermostatically controlled shower. Range of storage units with worksurface over providing useful storage and separate inset sink. Radiator, heated towel rail and UPVC double glazed obscured window to the rear.

Outside