



### Double Garage

Accessed via an electric up and over door. Light and power connected. Wall mounted combination boiler. Space and plumbing for an automatic washing machine, tumble dryer and upright fridge freezer. UPVC double glazed door to the rear garden.

### Front Garden

A block paved driveway provides off road parking for 2 cars with paved pathway leading you to the front door. There is also a decorative low maintenance area of garden.

Approximate Gross Internal Area = 130.3 sq m / 1402 sq ft  
(Including Double Garage)



Illustration for identification purposes only, measurements are approximate, not to scale. (ID814928)

**Tenure:** Freehold

**Floor area:** 1402.00 sq ft

**Tax Band:** E

**Local Authority:** North Somerset

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**66 Causeway View, Nailsea, North Somerset, BS48 2XL**

**£435,000**

Fabulous views await the new owners of this extremely well presented, 3 Bedroom link detached bungalow located on the edge of the town, just a stones throw from open countryside, excellent schools and local stores. Updated in recent years, this extremely light, bright and spacious property boasts good sized rooms, 2 Bathrooms and a lovely west facing garden and in brief, the layout comprises: Entrance Hall, Kitchen, Lounge/Dining Room, Inner Hall, 3 Bedrooms, Bathroom and separate Shower Room. Well tended gardens to the front and rear along with a double garage and driveway. EPC rating - D.

## Ground Floor

### Entrance Hall



Entered via a composite double glazed door with glazed side panel. Radiator, ceiling spot lights, wood flooring and glazed door to the Lounge/Dining Room.

### Lounge/Dining Room

What a lovely space!

### Living Area

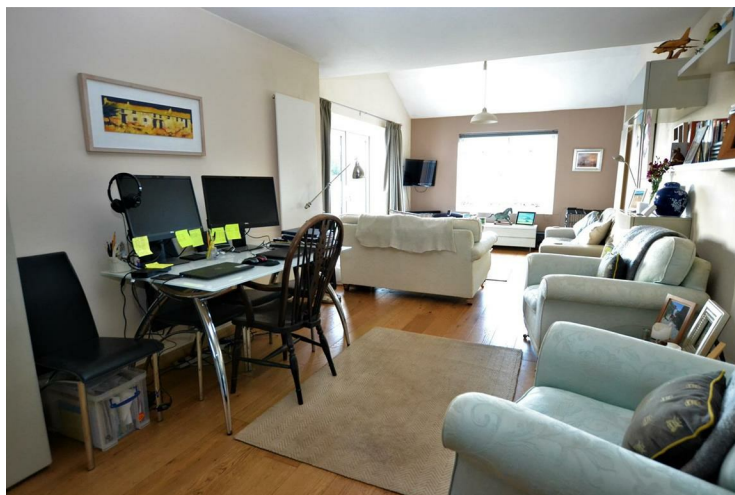
12'0" x 11'7" (3.66m" x 3.53m")



Vaulted ceiling with a lovely outlook via a UPVC double glazed French door and window to the rear. Vertical radiator, wood flooring and TV point.

### Dining Area

13'6" x 10'4" (4.11m" x 3.15m")



Space for a large table. 2 vertical radiators. Wood flooring.

## Kitchen/Breakfast Room

10'9" x 10'0" (3.28m x 3.05m")



Fitted with a modern range of wall and base units with roll edge work surfaces and upstand for splashback. Inset one and a half stainless steel sink with drainer and mixer tap. Fitted double electric oven with 5 ring gas hob and extractor hood over. Integral fridge freezer. Useful Oak breakfast bar. Ceiling spot lights, wood flooring and UPVC double glazed window to the front.



### Inner Hallway

Doors to all Bedrooms, Bathroom and Shower Room. Wood flooring, ceiling spot lights, radiator and storage cupboard.

## Bedroom 1

14'8" x 9'3" (4.47m" x 2.82m")



UPVC double glazed window to the rear with a pleasant outlook to the rear garden. Built in mirrored wardrobes providing ample storage. Radiator. Ceiling spot lights.



## Bedroom 2

11'1" x 10'4" (3.38m" x 3.15m")



UPVC double glazed window to the rear with a pleasant outlook to the rear garden. Fitted wardrobes. Radiator.

## Bedroom 3

11'6" x 6'8" (3.51m" x 2.03m")

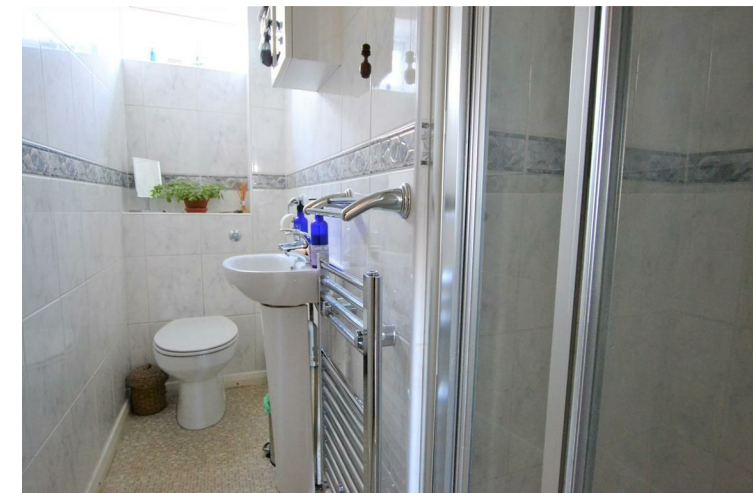
UPVC double glazed window to the rear with a pleasant outlook to the rear garden. Radiator. Ceiling spot lights.

## Bathroom



Fully tiled and fitted with a white suite comprising: Panelled bath with mixer shower attachment. Low level close coupled wc and pedestal wash hand basin. Ceiling spot lights, radiator and UPVC double glazed window to the front.

## Shower Room



Fully tiled and fitted with a white suite comprising: Tiled shower enclosure with thermostatically controlled shower. Concealed low level wc and pedestal wash hand basin. Chrome heated towel rail, ceiling spot lights and UPVC double glazed window to the front.

## Outside

### Rear Garden

