

garden. Consisting of a generous paved patio area immediately off the bungalow leading onto the main area which is laid to lawn with various shrubs and plants. to one side, there is a large shed, access to the garage and gate to the front garden.



Front Garden

The front & side garden provides parking for several vehicles and boasts an area laid to lawn. Pathway to the front door.

Garage

Accessed via an up and over door. Light and power connected. Pedestrian door and UPVC window to the side.

Approximate Gross Internal Area = 85.6 sq m / 921 sq ft



For illustrative purposes only. Not to scale. ID183356
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: 921.00 sq ft
Tax Band: D



Local Authority: North Somerset

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Gino's Estate Agents



18 Clevedon Road, Nailsea, North Somerset, BS48 1EH

£385,000

NO ONWARD CHAIN. A well-presented 2 DOUBLE BEDROOM detached bungalow conveniently located and ideal for those looking to move quickly. Benefitting from a recently fitted combination boiler & Garden Room addition, this deceptively spacious property is ideally situated, being just a stone's throw from the town centre with all its amenities and sits on a generous sized plot with a private rear garden and large frontage with space for numerous vehicles. In brief, the layout comprises: Entrance Porch, Entrance Hall, Lounge, Garden Room, Kitchen, 2 Bedrooms and Shower Room whilst externally there are gardens to the front and rear along with a single garage and off-road parking. EPC rating - D.

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Entrance Porch

Entered via a UPVC double glazed door with side panel. A further door leads you into the spacious Entrance Hall.

Entrance Hall



Access to the boarded and insulated loft via a pull-down ladder. The combination boiler (fitted in 2021) can be found here. Built in cupboard with hanging rail. Telephone point. Radiator.

Lounge

18'11" x 10'4" (5.79m x 3.15m)



UPVC double glazed window to the front and French doors to the Garden Room. Electric fire with wooden surround and marble hearth. 2 radiators. TV point.



Garden Room

16'8" x 8'4" (5.10m x 2.56m)



A great addition to the property which would make an ideal Dining Room. Of UPVC double glazed construction with dwarf wall and replacement roof in 2018 by Britannia Windows. Wall lights, radiator, skylights and UPVC double glazed French doors to the rear garden.

Kitchen

12'8" x 6'11" (3.88m x 2.11m)



Fitted with a modern range of wall and base units with roll edge worksurfaces over. Inset stainless steel one and half sink with drainer and mixer tap over. Built in double eye-line oven with extractor hood over and electric hob. Pantry style storage cupboard. Integral fridge/freezer, washing machine and slimline dishwasher. Radiator. UPVC double glazed door and window into the Garden Room.



Bedroom 1

12'11" x 10'0" max (3.96m x 3.05m max)



UPVC double glazed window to the front. Built in cupboard with hanging rail and shelving above. Radiator.



Bedroom 2

8'11" x 10'6" (2.72m x 3.22m)



UPVC double glazed window to the rear. Built in wardrobe with hanging rail and shelving above. Radiator.

Shower Room

7'10" x 5'6" (2.39m x 1.68m)



Fitted with a white suite comprising: Walk in shower cubicle with thermostatic shower, low level close coupled wc and vanity unit with inset wash hand basin. Partly tiled walls and flooring. Chrome heated towel rail. UPVC double glazed window to the side.

Outside

Rear Garden



One of the main features of the property is the lovely sized rear