

Rear Garden



Front Garden

Tarmac driveway providing off-road parking for 2 cars with a useful canopy over. There is also a gravelled area for a third vehicle, screened by hedgerow. Side gate.

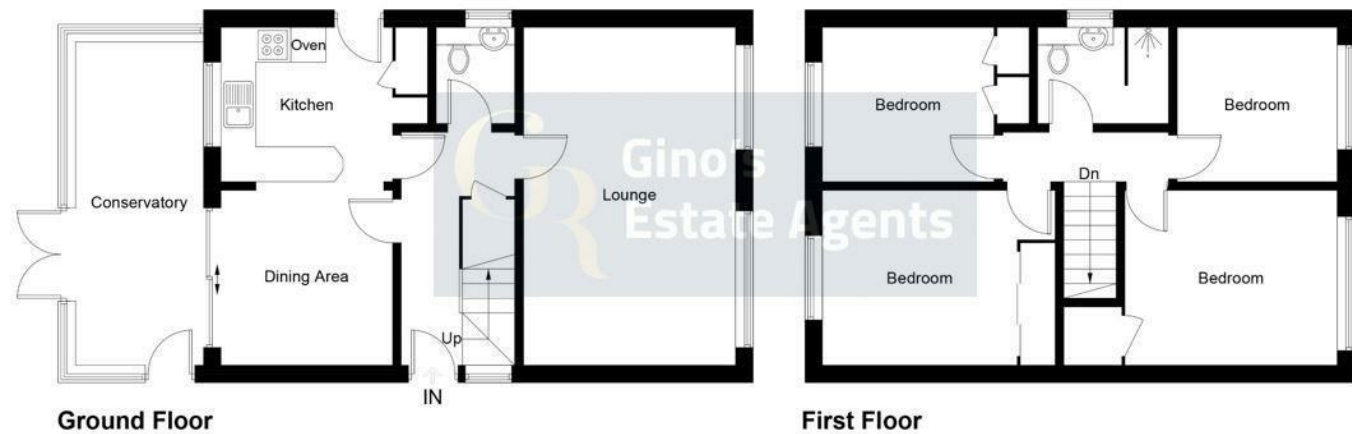
Large Garage

31'7" x 8'10" (9.63m" x 2.69m")

Accessed via an up and over door. Light and power connected. Pedestrian door. The rear of the garage is currently being used as a workshop and has a UPVC double glazed window.

Measuring over 100ft in length, one of the main features of the property is the rear garden as not only is it an exceptionally good size, but it is also south facing thus benefitting from sunshine for most of the day. Consisting of a paved patio area immediately of the property which leads onto the extensive lawned area, which is well established, with a plethora of shrubs, hedgerow, and small trees. There is also a gravelled area providing an ideal space for a greenhouse and sheds and is enclosed on one side by timber panel fencing. Side access on both sides of the property.

Approximate Gross Internal Area = 117.1 sq m / 1260 sq ft



For illustrative purposes only. Not to scale. ID1039644
 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: 1260.00 sq ft
Tax Band: D



Local Authority: North Somerset

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Gino's Estate Agents



26 The Chimes, Nailsea, North Somerset, BS48 4NH

£545,000

NO ONWARD CHAIN. A fantastically positioned, 4 Bedroom detached family home, which comes to the market for the first time since it was built in 1971, located in this favoured and quiet cul de sac in the 'Old Church' part of Nailsea, situated only a short distance from the Cricket ground, Hannah More & The Grove schools and local stores. Although in need of some updating, this lovely home offers enormous potential, with space to extend, subject to any permissions required as others have done in the street and enjoys a very rare, large SOUTH FACING REAR GARDEN IN EXCESS OF 100ft, ideal for garden lovers along with a 31' LARGE TANDEM GARAGE. In brief, the accommodation comprises: Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room and Conservatory. On the first floor there are 4 Bedrooms and a modern Shower Room whilst externally there are gardens to the front and rear, along with off-road driveway parking for 3 cars and a larger than average tandem garage. EPC rating - D.

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Ground Floor

Entrance Hall



Entered via a UPVC double glazed door with glazed side panel. Stairs ascending to the first-floor accommodation with understairs storage cupboard. Radiator, ceiling coving and dado rail.

Cloakroom

Fitted with a white suite comprising: Concealed low level wc and wash hand basin with storage below. Radiator, tiled flooring and ceiling coving. UPVC double glazed window to the side.

Lounge

18'11" x 11'11" (5.77m" x 3.63m")



A lovely sized room with 2 UPVC double glazed windows to the front. Feature fireplace with stone surround and inset gas fire. Ceiling coving, TV point and 2 radiators.



Kitchen/Dining Room

18'11" x 9'2" (5.77m" x 2.79m")



A open plan room with a lovely outlook.

Kitchen Area



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Fitted electric oven with 4 ring gas hob. Space and plumbing for an automatic washing machine and under counter fridge & freezers. Larder cupboard, radiator and wall mounted boiler which serves the central heating and domestic hot water. UPVC double glazed window to the Conservatory and door to the side.

Dining Area



Double glazed sliding patio doors to the Conservatory. Radiator. Ceiling coving.

Conservatory

19'3" x 8'1" (5.87m" x 2.46m")



A terrific addition, which spans the full width of the property. Of UPVC double glazed construction with dwarf wall and glass roof. Tiled flooring. UPVC double glazed doors to the rear garden.

First Floor Landing

Access to all Bedrooms and Shower Room. Access to the loft. Smoke alarm.

Bedroom 1

13'1" x 9'10" (3.99m" x 3.00m")



UPVC double glazed window to the rear. Range of fitted wardrobes providing ample storage. Radiator. Ceiling coving.

Bedroom 2

11'7" x 9'11" (3.53m" x 3.02m")



UPVC double glazed window to the front. Useful storage cupboard. Radiator. Ceiling coving.

Bedroom 3

9'5" x 8'8" (2.87m" x 2.64m")



UPVC double glazed window to the rear. Storage cupboard and additional cupboard housing the hot water tank. Radiator. Ceiling coving.

Bedroom 4

8'11" x 8'8" (2.72m" x 2.64m")



UPVC double glazed window to the front. Radiator. Ceiling coving.

Shower Room

7'4" x 5'5" (2.24m" x 1.65m")



Fitted with a modern suite comprising: Walk-in shower enclosure with thermostatically controlled shower over. Concealed low level wc and wash hand basin with storage beneath. Radiator, high level storage cupboards and UPVC double glazed window to the side.