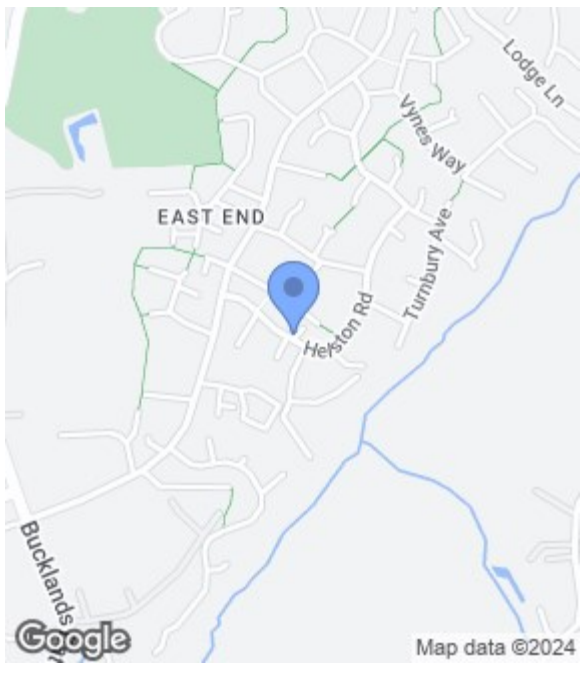
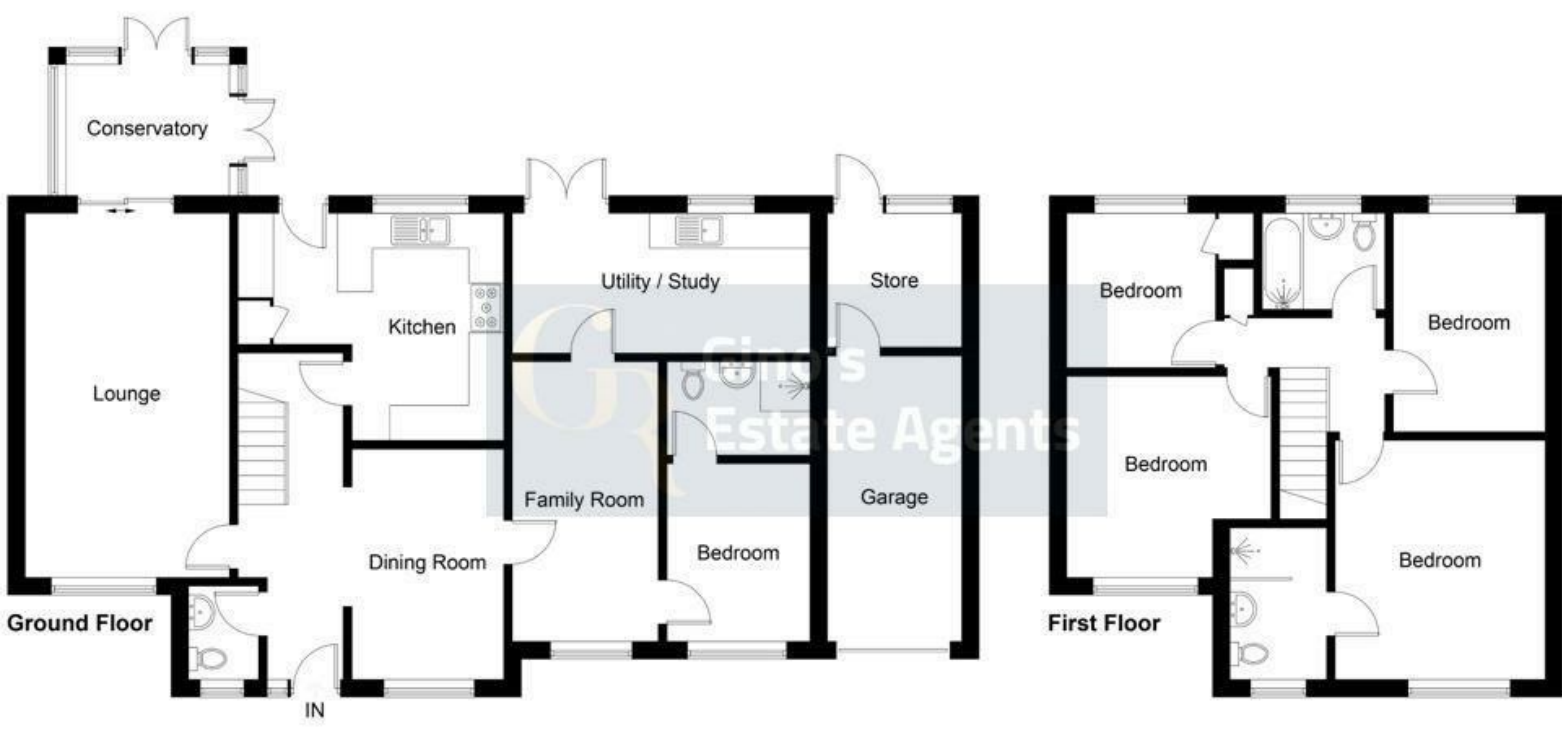


Approximate Gross Internal Area = 167.9 sq m / 1807 sq ft  
 Garage & Store = 17.0 sq m / 183 sq ft  
 Total = 184.9 sq m / 1990 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>67</b>	<b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1068121  
 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:** 1807.00 sq ft  
**Tax Band:** E

**Local Authority:** North Somerset  
 These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**21 Helston Road, Nailsea, North Somerset, BS48 2UA**  
**£665,000**



Located on the ever-popular Trendlewood side of town, we welcome to the market this unique and incredibly spacious, 5 Bedroom detached family home tucked away in a quiet cul-de-sac position in a desirable location. Within easy access to the train station, schools and public transport links, this impressive home boasts versatile living space and a one-bed, self-contained Annexe with separate entrance and access from the main house, making it ideal accommodation for a dependent relative or teenager, a potential rental income or it could be used as part of the main house. Sitting on a larger than average sized corner plot and offering flexible accommodation, the layout comprises: Entrance Hall, Cloakroom, Lounge, Conservatory, Dining Room, Kitchen/Breakfast Room, Family Room, Utility Room/Office, Bedroom 5 and En Suite Shower Room. On the first floor there are 4 generous Bedrooms, one with En-Suite Shower Room, and a Family Bathroom. Externally there are good sized gardens to front and rear along with a garage and side-by-side parking for 4 cars. An additional room to the rear of the garage, currently used as a storeroom, offers the opportunity of home working, running a small business, a workshop or the luxury of a home gym, studio or hobby room. EPC rating - D.

**Entrance Hall**  
18'3" x 4'2" (5.56m" x 1.27m")



- Cloakroom**  
4'1" x 4'0" (1.24m" x 1.22m)
- Lounge**  
20'5" x 11'4" (6.22m" x 3.45m")
- Conservatory**  
10'2" x 8'4" (3.10m" x 2.54m")
- Dining Room**  
12'6" x 8'5" (3.81m" x 2.57m")
- Kitchen/Breakfast Room**  
14'8" x 12'8" maximum (4.47m" x 3.86m" maximum)
- Family Room**  
16'3" x 7'9" (4.95m" x 2.36m")
- Utility Room/Office**  
16'6" x 7'7" (5.03m" x 2.31m")
- Bedroom 5**  
10'9" x 7'8" (3.28m" x 2.34m")
- En Suite Shower Room 2**  
7'8" x 5'1" (2.34m" x 1.55m")
- Main Bedroom**  
13'7" x 11'6" (4.14m" x 3.51m")
- En Suite Shower Room**  
8'5" x 5'4" (2.57m" x 1.63m")
- Bedroom 2**  
11'7" x 11'6" maximum (3.53m" x 3.51m" maximum)
- Bedroom 3**  
12'1" x 8'5" (3.68m" x 2.57m")
- Bedroom 4**  
8'8" x 8'3" (2.64m" x 2.51m")
- Family Bathroom**  
6'8" x 5'5" (2.03m" x 1.65m")
- Garage**  
16'1" x 8'2" (4.90m" x 2.49m")
- Store Room**  
7'6" x 7'5" (2.29m" x 2.26m")

