

Communal Garden



Windsor Drive is a private road and there is a lovely area of communal grounds. These are maintained for you and the maintenance charge is £250 per year per bungalow.



Tenure: Freehold

Floor area: 705.00 sq ft

Tax Band: D

Local Authority: North Somerset

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£400,000

NO ONWARD CHAIN. A highly convenient and very centrally located, 2 Bedroom detached retirement bungalow for the over 55's, situated in a purpose built cul de sac of just 12 bungalows literally a few hundred metres from Waitrose & Nailsea's shops. Built in the mid 1990's, this lovely property offers well presented, light and airy accommodation and benefits from numerous upgrades over the past 7 years to include a new combination boiler, new UPVC double glazed windows and a Conservatory addition. In brief, the layout comprises; Entrance Hall, Lounge/Dining Room, Kitchen/Breakfast Room, 2 Bedrooms and a white Bathroom. The property benefits from its own enclosed garden to the rear and an allocated parking space directly outside the property which is in addition to the visitors parking spaces. There is a Residents Management Company to look after the communal gardens where each bungalow contributes just £250 per annum. Tenure - Freehold. EPC rating - D.

Ground Floor

Entrance Hall



A spacious Entrance Hall entered via a UPVC double glazed door. Access to the loft via a pull down ladder. Storage cupboard housing the Worcester gas fired combi boiler which provides the central heating & hot water. Thermostat for the central heating, radiator and ceiling coving.

Lounge/Dining Room

13'9" x 11'3" (4.19m x 3.43m")



A light and bright room with a nice outlook to the rear garden via a UPVC double glazed window and French doors to the Conservatory. Contemporary electric fire which acts as a focal point. Radiator, TV point and ceiling coving.



Conservatory

15'26 x 7'24 (4.57m x 2.13m)



A fantastic addition to the property, of UPVC double glazed construction with dwarf walls. Attractive tiled flooring. UPVC double glazed French doors to the rear garden.



Kitchen

9'9" x 9'2" (2.97m x 2.79m")



Fitted with a modern 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 and extractor over. Integrated fridge freezer with space and plumbing for an automatic washing machine. Space for a breakfast table. UPVC double glazed window to the front.

Bedroom 1

11'3" x 10'4" (3.43m x 3.15m")



UPVC double glazed window to the rear. Built in cupboards providing useful storage. Radiator.

Bedroom 2

10'2" x 7'9" (3.10m x 2.36m")



UPVC double glazed window to the front. Radiator.

Bathroom

8'10 x 6'8" (2.69m x 2.03m")



Fitted with a smart white suite comprising: Panelled bath with concertina glass screen and mixer shower over. Concealed low level wc and wash hand basin with storage below. Radiator, extractor fan and shaver point.

Outside

Rear Garden



Laid to paved patio for ease of maintenance and enclosed by timber panel fencing. Side gated access.



Front Garden



Laid to lawn. Paved patio to the front door. Side gated access.

Parking Space

There is a reserved parking space directly outside the bungalow in addition to visitors parking spaces at the end of the cul de sac.