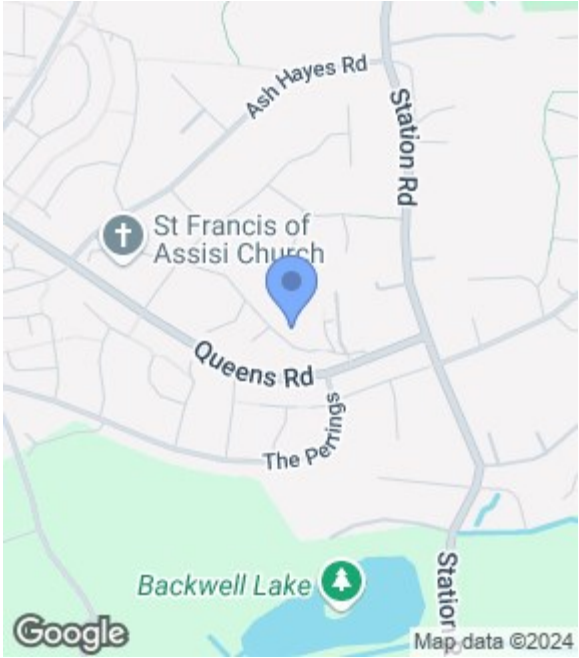


Approximate Gross Internal Area = 150.0 sq m / 1615 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Tenure: Freehold
Floor area: 1615.00 sq ft
Tax Band: F
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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10 Farlers End, Nailsea, North Somerset, BS48 4PG
Guide price £730,000



NO ONWARD CHAIN. A truly special, 4 Bedroom detached family home, sitting on a fabulous sized plot, occupying an attractive non estate setting in one of Nailsea's most sought after lanes, ideally placed for all amenities though well away from any through traffic. This impressive property stands in a quiet, no through lane, where a mix of individual properties are set in generous gardens creating a real feeling of space, though the town centre is barley more than a half mile distant, with parkland and the highly regarded local schools closer still. Although in need of updating throughout, the property offers huge potential and in brief, the layout comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Study and Cloakroom. On the first floor there are 4 Bedrooms - 3 of which are double, 2 Bathrooms whilst externally there are large gardens to the front and rear along with a detached double garage & driveway parking. EPC rating - D.

Entrance Hall
13'4" x 4'6" (4.06m" x 1.37m")

Lounge
16'68" x 12'3" (4.88m" x 3.73m")

Dining Room
12'08" x 10'21" (3.86m" x 3.05m")

Kitchen
13'5" x 10'2" (4.09m" x 3.10m")



Study
17'2" x 8'6" (5.23m" x 2.59m")

Cloakroom
5'9" x 4'04" (1.75m" x 1.32m")

Main Bedroom
13'8" x 11'3" (4.17m" x 3.43m")

En Suite
7'8" x 4'2" (2.34m" x 1.27m")

Bedroom 2
14'6" narrowing to 10'31" x 10'45" (4.42m" narrowing to 3.05m" x 3.05m")

Bedroom 3
12'22" x 9'65" (3.66m" x 2.74m")

Bedroom 4
12'2" x 7'21" (3.71m" x 2.13m")

Family Bathroom
8'7" x 5'3" (2.62m" x 1.60m")

Rear Garden
128' x 34' (39.01m x 10.36m)

Front Garden
170' x 34' (51.82m x 10.36m)

Double Garage
17'3" x 16'7" (5.26m" x 5.05m")

