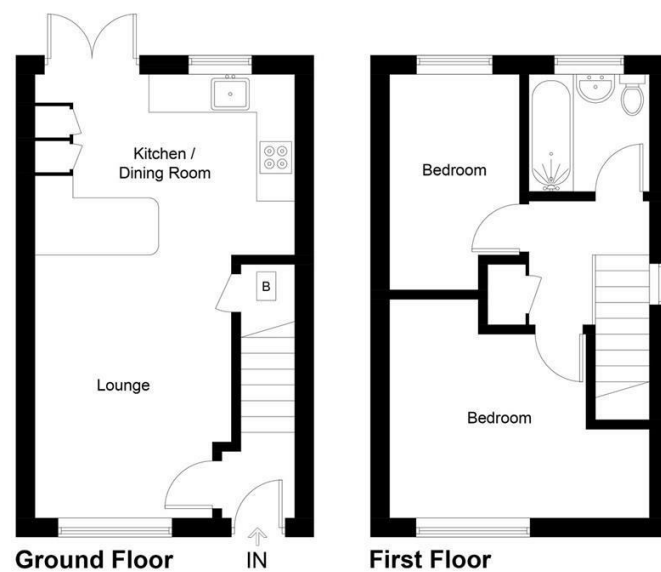




18 Rowan Close

Approximate Gross Internal Area = 57.7 sq m / 621 sq ft



For illustrative purposes only. Not to scale. ID1129236
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



18 Rowan Close, Nailsea, North Somerset, BS48 1QY

£295,000

A beautifully presented, 2 Bedroom semi detached property, situated in a popular and quiet cul de sac, located just off the ever popular Trendlewood Way, on the east side of town within close proximity of the local amenities and excellent schools. Boasting a modern and stylish theme throughout and sitting on a corner plot with pleasant gardens to 3 sides as well as benefitting from a garage & driveway, this lovely home would ideally suit a first time buyer and in brief, the layout comprises: Entrance Hall and open plan Lounge/Kitchen/Dining Room. On the first floor there are 2 Bedrooms and white Bathroom whilst externally there are gardens to the front, side and rear along with a garage and driveway. EPC rating - D.

Tenure: Freehold
Floor area: 621.00 sq ft
Tax Band: C

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.

Ground Floor

Entrance Hall

Entered via a UPVC double glazed door. With stairs ascending to the first floor accommodation. Door to the Lounge/Kitchen/Dining Room.

Open Plan Lounge/Kitchen/Dining Room

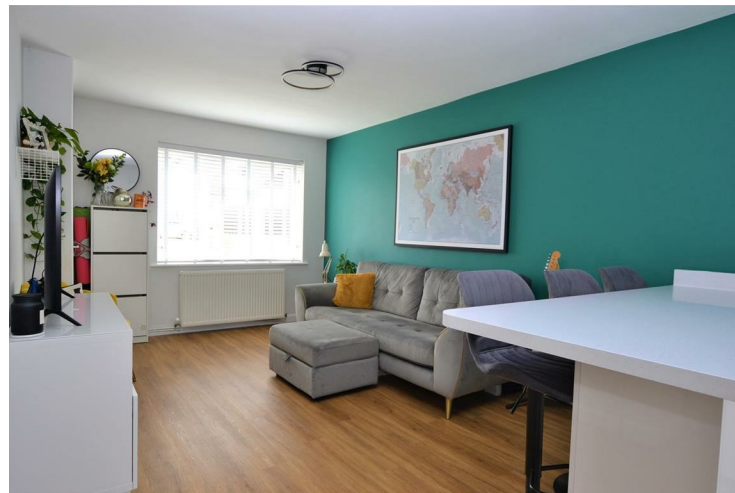
19'5" x 13'5" (5.92m" x 4.09m")



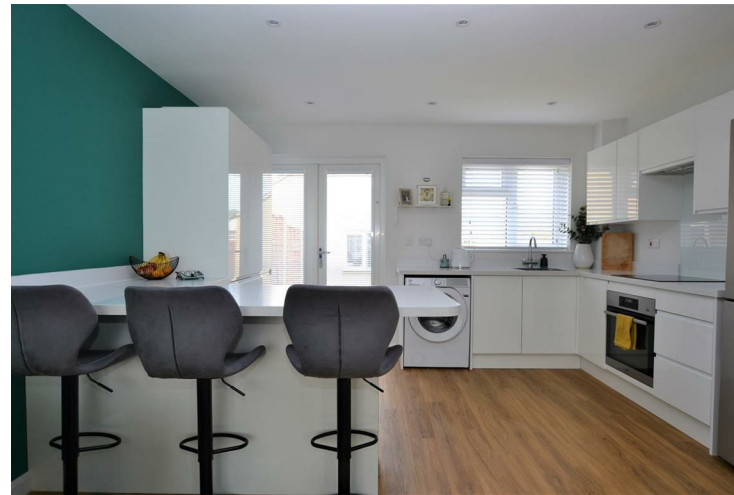
What a stunning space!

Lounge Area

UPVC double glazed window to the front. Radiator, TV point, LVT flooring and opening to the Kitchen/Dining Room. Understairs storage cupboard housing the 'Worcester' combination boiler.



Kitchen/Dining Area



Re-fitted with a modern range of wall and base units with roll edge worksurfaces and tiling to splashback. Fitted electric, 4 ring gas hob with extractor over. Inset stainless steel sink with drainer and mixer tap. Space for an upright fridge freezer. Space and plumbing for an automatic washing machine. Integrated dishwasher. Large understairs storage cupboard. UPVC double glazed windows and UPVC double glazed French door to the rear garden.



First Floor Landing

UPVC double glazed window to the side. Doors to both Bedrooms and Bathroom. Access to the loft.

Bedroom 1

10'2" x 9'6" (3.10m" x 2.90m")

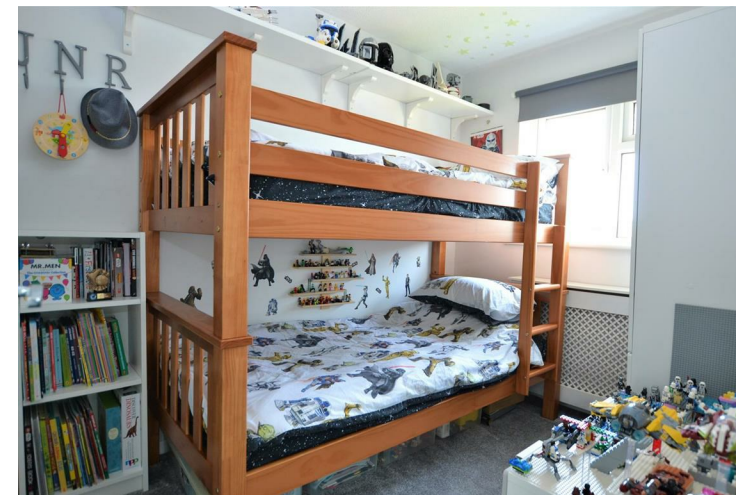


UPVC double glazed window to the front. Recess storage spaces. Radiator.



Bedroom 2

9'4" x 6'2" (2.84m" x 1.88m")



UPVC double glazed window to the rear. Radiator.

Family Bathroom



Fitted with a white suite comprising: Panelled bath with glass screen and electric shower. Low level close coupled wc and pedestal wash hand basin. Radiator. UPVC double glazed window to the rear.

Side & Rear Garden

The rear garden is mainly laid to lawn, continuing round to the side of the property. Enclosed by timber panel fencing and walling. Side gate to the back of the property giving you access to the garage and driveway. Cold water tap.

Front Garden

Laid to lawn. Paved pathway to the front door.