

## Rear Garden



Fully enclosed by timber panel fencing, this nice sized rear garden consists of a patio area immediately off the property which leads onto the main area that is laid to lawn with mature shrubs and bushes. Pedestrian door to the garage.



**Tenure:** Freehold  
**Floor area:** 893.41 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.

# Gino's Estate Agents



**35 Vynes Way, Nailsea, North Somerset, BS48 2UG**

**£335,000**

**NO ONWARD CHAIN.** A 3 Bedroom semi detached property offering light and airy accommodation, located in the ever popular 'Trendlewood' area of town, situated just a short walk from open fields, excellent schools and train station in Backwell. The property benefits from brand new UPVC double glazed windows whilst boasting a nice sized & sunny rear garden and we feel this house would ideally suit a first time buyer. In brief, the layout comprises: Entrance Hall, Lounge and Kitchen/Dining Room. On the first floor there are 3 Bedrooms with Shower Room whilst externally there are gardens to the front and rear along with a single garage and driveway parking. EPC rating - C.

**Ginos Estate Agents**  
34 St Marys Park, Nailsea, North Somerset, BS48 4RP  
T. 01275 540 176 | sales@ginosproperties.co.uk  
ginosproperties.co.uk



### Entrance Hall



Accessed via a UPVC double glazed door. Stairs ascending to the first floor accommodation. Radiator. Door to the Lounge.

### Lounge

14'11" x 11'6" (4.55m x 3.51m")



UPVC double glazed window to the front. Radiator, television point and door to the Kitchen/Dining Room.



### Kitchen/Dining Room

14'9" x 10'0" (4.50m x 3.05m")



### Kitchen Area



Fitted with a range of wall and base units with roll edge work surfaces over and tiling to splashback. Inset stainless steel sink with drainer and swan neck mixer tap. Free-standing cooker with extractor over. Space and plumbing for an under counter fridge and automatic washing machine. UPVC double glazed window to the rear garden.

### Dining Area



Space for a table. Radiator, understairs storage cupboard and UPVC double glazed door to the rear garden.

### First Floor Landing

Doors to all Bedrooms & Shower Room. Access to loft. Cupboard housing the Vaillant combination boiler.

### Bedroom 1

14'2" x 8'3" (4.32m x 2.51m")



UPVC double glazed window to the front. Radiator.

### Bedroom 2

11'3" x 8'0" (3.43m x 2.44m")



UPVC double glazed window to the rear. Radiator.

### Bedroom 3

8'5" x 6'3" (2.57m x 1.91m")



UPVC double glazed window to the front. Radiator.

### Shower Room

6'5" x 5'7" (1.96m x 1.70m")



Fitted with a suite comprising: Shower quadrant with Mira electric shower. Low level close coupled wc and pedestal wash hand basin. Radiator. UPVC double glazed window to the rear.

### Front Garden

An area laid to lawn. Driveway parking in front of the garage.

### Garage

Accessed via an up and over door. Pedestrian door. Light and power connected.