

Low level close coupled wc and vanity unit with inset wash hand basin. Shaver point, extractor fan and ceiling coving. UPVC double glazed window to the side.

### Rear Garden



Fully enclosed by timber panel fencing, this low maintenance

rear garden is mainly laid to lawn with a good sized patio area. Timber shed. Side access to the front on both sides. Pedestrian door to the garage.

### Front Garden

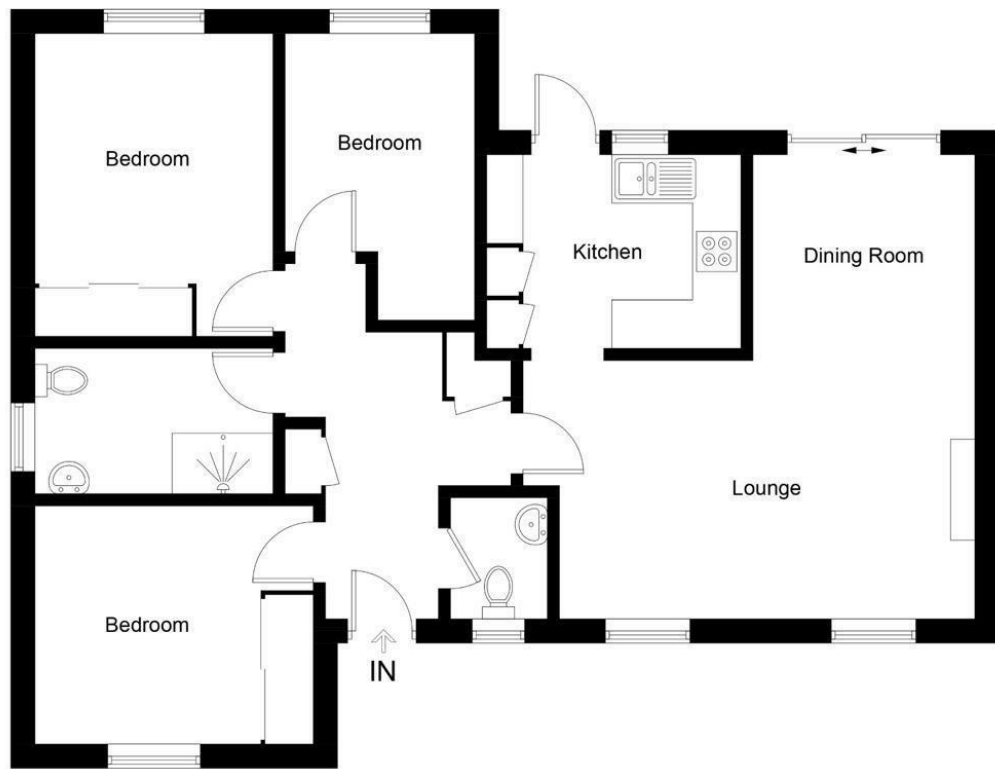
Mainly laid to lawn with established borders and access to the garage. Access to the rear garden via 2 side gates.

### Garage

19'07" x 8'06" (5.97m x 2.59m")

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

Approximate Gross Internal Area = 81.0 sq m / 872 sq ft



For illustrative purposes only. Not to scale. ID1162253  
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:** 872.00 sq ft

**Tax Band:** E

**Local Authority:** North Somerset

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# Gino's Estate Agents



**21B St. Marys Grove, Nailsea, North Somerset, BS48 4NQ**

**£400,000**

**NO ONWARD CHAIN.** A very rare opportunity to purchase this quality 3 Bedroom detached bungalow, located in this exclusive and quiet cul-de-sac being one of just three properties. Built by Jara Homes in the late 1980's, the property has been in the family for over 30 years and is situated in a popular part of Nailsea, just a short walk to local stores, excellent pubs and The Grove sports centre. In brief, the property comprises: Entrance Hall, Cloakroom, L Shaped Lounge/Dining Room and Kitchen. There are 3 Bedrooms and a spacious Shower Room whilst externally there are gardens to the front and rear along with a driveway and garage. EPC rating - D.

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Ground Floor

Entrance Hall



A large, recessed Porch with UPVC double glazed door leads you into the spacious Entrance Hall. Radiator, ceiling coving, telephone point and access to the loft. 2 large storage cupboards. Doors leading to all Bedrooms, Cloakroom, Lounge/Dining Room and Bathroom.

Cloakroom

Fitted with a suite comprising: Low level close coupled wc and wall mounted wash hand basin. Radiator, ceiling coving and UPVC double glazed window to the front.

L Shaped Lounge/Dining Room



A nice sized and light room!

Living Area

17'11" x 10'7" (5.46m" x 3.23m")



Inset feature fireplace incorporating a living flame gas fire with composite surround, marble backing & hearth. 2 radiators, TV point and UPVC double glazed window to the front.

Dining Area

9'1" x 8'2" (2.77m" x 2.49m")



UPVC double glazed sliding patio doors to the rear garden. Radiator, ceiling coving and archway through to the Kitchen.

Kitchen

10'8" x 7'11" (3.25m" x 2.41m")



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half

stainless steel sink with drainer and swan necked mixer tap. Space for a gas cooker with extractor fan over. Space and plumbing for an automatic washing machine and dishwasher. Integrated fridge and freezer. Ceiling coving. UPVC double glazed window and door to the rear garden.



Bedroom 1

12'3" x 9'11" (3.73m" x 3.02m")



UPVC double glazed window to the rear. Range of mirror fronted fitted wardrobes providing hanging and storage space. TV point, radiator and ceiling coving.

Bedroom 2

11'6" x 9'11" (3.51m" x 3.02m")



UPVC double glazed window to the front. Range of mirror fronted fitted wardrobes providing hanging and storage space. TV point, radiator and ceiling coving.

Bedroom 3

8'11" x 7'7" (2.72m" x 2.31m")



UPVC double glazed window to the rear. Radiator. Ceiling coving.

Shower Room

9'0" x 5'11" (2.74m" x 1.80m")



Fitted with a white suite comprising: Double sized walk-in shower enclosure with thermostatically controlled shower over.