

Side & Rear Garden



A fabulous sized and sunny rear garden which consists of a paved patio area immediately off the property, leading onto the main area which is laid to lawn, which continues around to the side, with a variety of mature and established shrubs and hedgerow. Enclosed by a combination of timber panel fencing and walling. Outside water tap. Side access.



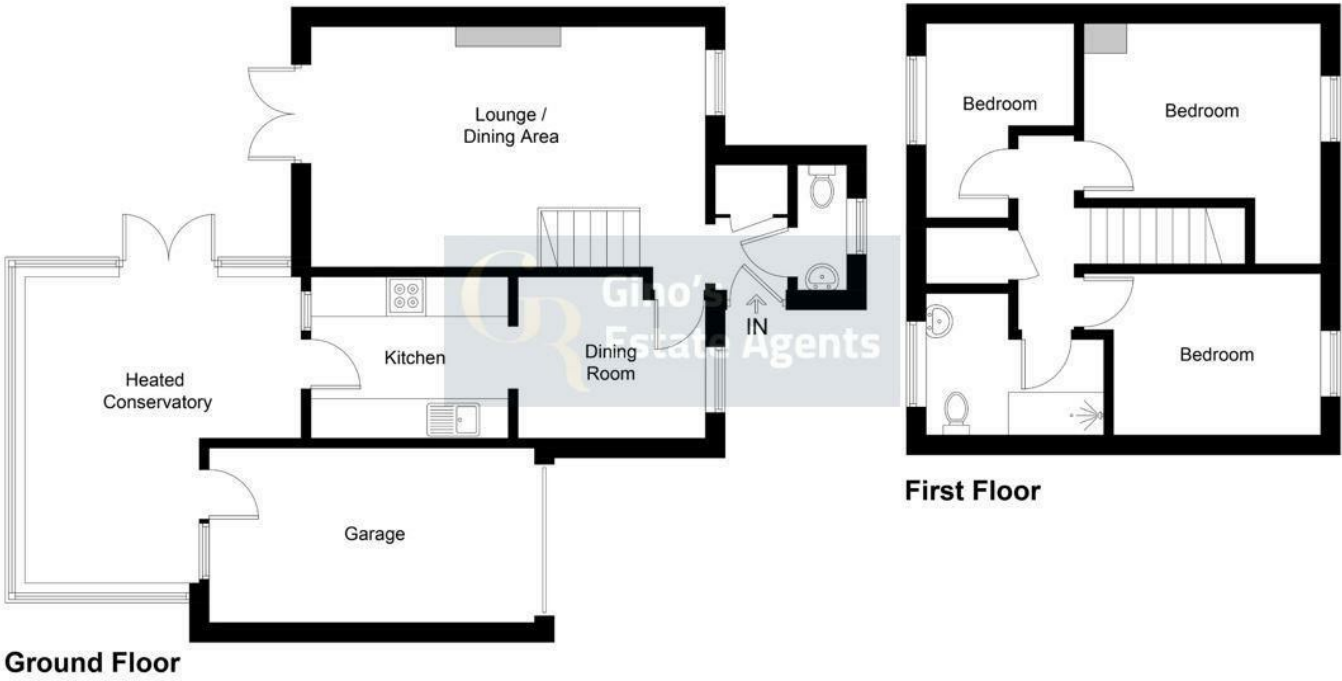
Front Garden

The front garden is a good size with driveway parking for 2/3 cars and a lawned area. Access to the garage and to the rear garden via a side metal gate.

Garage

Accessed via an electric up and over door. Light and power. Loft storage space. Rear door into the Conservatory.

Approximate Gross Internal Area = 110.3 sq m / 1187 sq ft  
(Including Garage)



For illustrative purposes only. Not to scale. ID1195377  
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:** 1187.00 sq ft  
**Tax Band:** D

**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.



**Ginos Estate Agents**  
Court Barn Church Lane, Tickenham, BS21 6SD  
T. 01275 540 176 | sales@ginosproperties.co.uk  
ginosproperties.co.uk



# Gino's Estate Agents



**51 The Perrings, Nailsea, North Somerset, BS48 4YP**

**£399,995**

NO ONWARD CHAIN. A well-presented 3 Bedroom link detached family home, located in a much sought after area, on the southern fringe of the town nearby open countryside and a short walk away from excellent schools. The UPVC double glazed and gas central heated property sits on a larger than average plot with potential to extend, subject to any PP, along with a generous sized Conservatory and in brief, the layout comprises; Entrance Hall, Cloakroom, Lounge, Dining Room, Kitchen and Conservatory. The first floor offers 3 Bedrooms and a Shower Room with separate shower whilst externally there is a single garage, driveway parking for 2/3 cars and gardens to the front, side and rear, the latter being south facing. EPC rating - D.



Entrance Hall

Entered via a UPVC double glazed door. Useful storage cupboard. Door to the Cloakroom and opening to the Lounge.

Cloakroom

Fitted with a suite comprising: Low level wc and wash hand basin. Radiator. UPVC double glazed window to the front.

Lounge

19'7" x 14'4" (5.97m" x 4.37m")



A lovely sized, light room having a UPVC double glazed window to the front and UPVC double glazed French doors leading out onto the garden. Stairs ascending to the first floor accommodation. 2 radiators, TV point and telephone point.



Dining Room

9'3" x 8'0" (2.82m" x 2.44m")



Floor to ceiling UPVC double glazed window to the front. Radiator and opening to the Kitchen.

Kitchen

10'4" x 8'0" (3.15m" x 2.44m")



Fitted with range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset sink with drainer and mixer tap. Space for a free-standing cooker, under counter fridge and washing machine. UPVC double glazed window and door to the Conservatory.

Conservatory

15'26" x 10'86" (4.57m" x 3.05m")



A great addition to the property. OF UPVC double glazed construction with dwarf walls and poly carbonate roof. Electric heaters, ceiling fans and door to the garage. UPVC double glazed Frecnh doors to the rear garden.



First Floor Landing

Large cupboard housing the gas fired boiler and hot water tank. Doors to all rooms. Smoke alarm.

Bedroom 1

11'9" x 8'75" (3.58m" x 2.44m")



UPVC double glazed window to the front. Radiator. Useful alcove storage area and access to the partially boarded loft.

Bedroom 2

10'30" x 8'05" (3.05m" x 2.57m")



UPVC double glazed window to the front. Radiator.

Bedroom 3

7'48" x 7'36" (2.13m" x 2.13m")



UPVC double glazed window to the rear. Radiator.

Shower Room

8'96" x 5'76" (2.44m" x 1.52m")



Fully tiled and beautifully re-fitted with a modern white suite comprising: Large shower quadrant with thermostatically controlled shower. Panelled bath, low level close coupled wc, and pedestal wash hand basin. Under floor heating. UPVC double glazed window to rear.

