

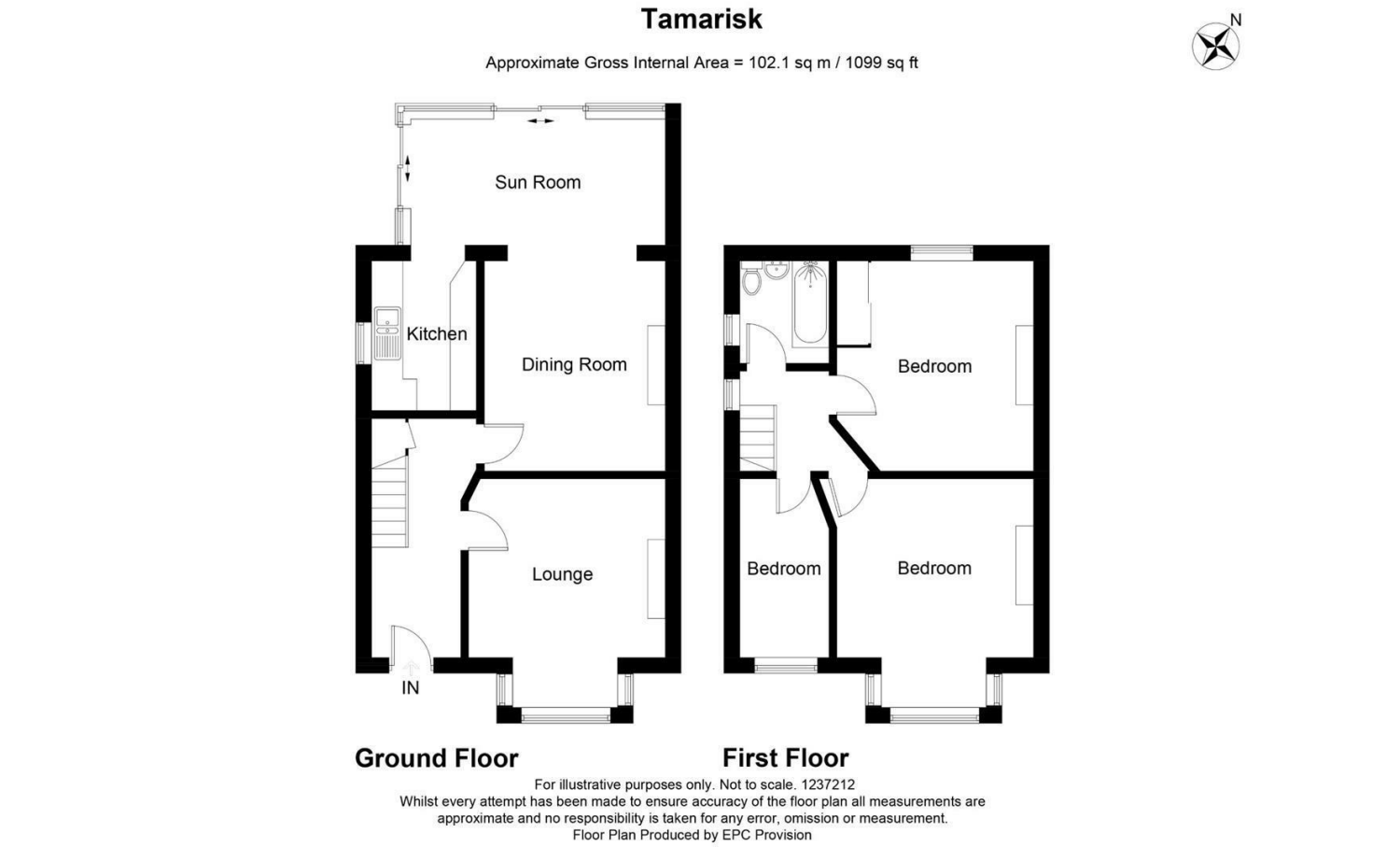


Garage

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

Front Garden

Accessed via a 5-bar gate, to the tarmac driveway which provides parking for numerous vehicles. A generous lawned area with flower and shrub borders and enclosed by hedgerow. Access to the rear garden via a side gate.



Tenure: Freehold

Floor area: 1099.00 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
6 Ryves Vale, Tickenham, BS21 6FZ
T. 01275 540 176 | sales@ginosproperties.co.uk
ginosproperties.co.uk



Gino's Estate Agents



Tamarisk Tower House Lane, Wraxall, North Somerset, BS48 1JP

£650,000

VIEWS VIEWS VIEWS. A fantastic outlook over open countryside to both the front and rear awaits the new owners of this beautifully presented, 1920's, 3 Bedroom semi detached family home, which comes to the market for the first time in 40 years. Located in one of the most requested roads in BS48 and enjoying an enviable position, this light, bright and spacious property offers huge potential to extend and increase the size further should you wish (subject to PP) as most of the properties have already done in the road and in brief, the layout comprises: Welcoming Entrance Hall, Lounge, Dining Room, Sun Room and Kitchen. On the first floor there are 3 Bedrooms and a Family Bathroom whilst externally there are gardens to the front and rear along with a garage and driveway parking. EPC rating - E.

Welcoming Entrance Hall



A lovely entrance to the property, entered via a double glazed composite door. Stairs ascending to the first-floor accommodation with understairs storage cupboard. Radiator, picture rail and smoke alarm. Doors to the Lounge and Dining Room.

Lounge

11'4" x 11'1" (3.47 x 3.40)



A light and bright room with walk-in UPVC double glazed bay window to the front. Feature fireplace with potential of an open fire, set on a granite hearth and wooden surround. Radiator, picture rail and TV point.



Dining Room

13'0" x 11'4" (3.98 x 3.47)



Space for a large table. Radiator. Opening to the Sun Room.



Sun Room

15'10" x 7'11" (4.83 x 2.42)



Full width double glazed sliding patio doors to the rear patio area and providing a lovely outlook to the rear garden. Opening to the Kitchen and additional door to the rear.

Kitchen

9'4" x 6'3" (2.87 x 1.93)



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half sink with drainer and mixer tap. Space for a free-standing cooker and further appliances. Boiler which serves the central heating and domestic hot water. Window to the side.

First Floor Landing

Doors to all Bedrooms and Bathroom. UPVC double glazed window to the side. Ceiling coving and picture rail.

Bedroom 1

13'6" x 11'1" (4.14 x 3.40)



UPVC double glazed walk-in bay window to the front with a lovely outlook. Radiator & picture rail.

Bedroom 2

13'6" x 13'0" max (4.14 x 3.98 max)



UPVC double glazed window to the rear also with a lovely outlook. Range of fitted wardrobes with sliding mirrored doors. Radiator & picture rail.

Bedroom 3

11'1" x 5'6" (3.40 x 1.70)



UPVC double glazed window to the front. Radiator & picture rail.

Family Bathroom



Fully tiled and fitted with a white suite comprising: Panelled bath with glass screen and thermostatically controlled shower over. Low level close coupled wc and pedestal wash hand basin. Shaver point, radiator and UPVC double glazed window to the side.

Rear Garden



A lovely, picturesque, southerly facing rear garden, mainly laid to lawn with a variety of mature trees, shrubs and plants, along with a raised paved sun terrace. Enclosed with mature hedging and with fabulous views over open countryside. Outbuilding which would be ideal for people working from home. Outside cold-water tap. There is a brick-built outbuilding under a tiled roof which has space and plumbing for an automatic washing machine and an inset sink. UPVC double glazed window and door.