



**14 The Hamlet, Nailsea**

Guide Price **£450,000**



**Parker's**

Estate Agents & Property Lettings





## 14 The Hamlet

Nailsea, Bristol

**Charming 3-Bedroom, 3-Storey Home with south-facing garden, Garage & Parking**

Tucked away in a peaceful cul-de-sac on the fringe of Nailsea and Wraxhall, this delightful end-terrace property offers a wonderful blend of space, light, and character.

As you approach the home, a central courtyard leads to steps up to the property, where a beautifully maintained lawn and flower beds create a welcoming entrance.

Inside, the spacious lounge features a floor-to-ceiling window, flooding the space with natural light, and includes a handy storage cupboard. To the rear, a well-equipped kitchen opens into a conservatory—a perfect spot to relax and enjoy the southerly sunshine. A downstairs cloakroom adds extra convenience.



## I4 The Hamlet

Nailsea, Bristol

On the first floor, the main bedroom provides a tranquil retreat, complete with a Juliet balcony, bespoke Sharps-fitted wardrobes, and stunning views towards Wraxhall. The contemporary en-suite has been recently refurbished by the current owners. A second bedroom overlooks the rear garden, accompanied by a stylish family bathroom and additional storage housing the combi boiler.

Stairs lead up to the second floor, where a spacious double bedroom boasts vaulted ceilings, even more great views of the countryside and rooftops, ample eaves storage, and a built-in cupboard.

The low-maintenance, south-facing garden is ideal for soaking up the sun, with a patio area and side access. A separate leasehold garage (annual charge of £10) with power and lighting, along with an allocated parking space, completes this fantastic home. Additionally, an internal management company oversees the upkeep of the communal areas, with a monthly charge of £10.

A fantastic home in a sought-after location

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





### Hall

### Lounge

13' 9" x 16' 1" (4.20m x 4.90m)

### Kitchen

8' 6" x 12' 6" (2.60m x 3.80m)

### Conservatory

10' 10" x 11' 2" (3.30m x 3.40m)

### Wc

5' 3" x 3' 3" (1.60m x 1.00m)

### Landing

### Bedroom 1

10' 2" x 14' 1" (3.10m x 4.30m)

### En-suite

5' 3" x 4' 11" (1.60m x 1.50m)

### Bedroom 2

8' 6" x 10' 2" (2.60m x 3.10m)

### Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

### Bedroom 3

14' 9" x 12' 10" (4.50m x 3.90m)







## GARDEN

### REAR GARDEN

#### Garage

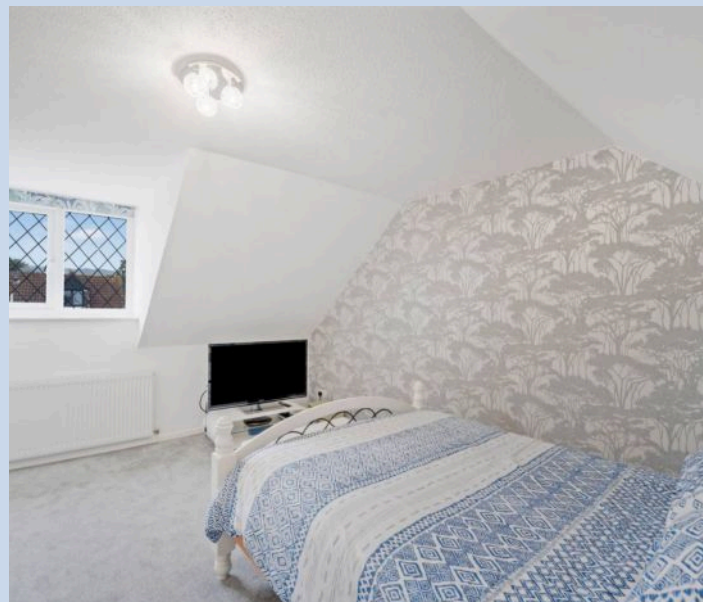
Single Garage

#### Off-street

1 Parking Space

## LOCATION

Nailsea is a popular, family-friendly commuter town located 8 miles southwest of Bristol. It offers excellent transport links, including a shared railway station with Backwell, providing direct services to Bristol and London. The town is home to a secondary school with specialist status in Technology and Media Arts, as well as several primary and infant schools, playgroups, and a special needs school, Ravenswood. Nailsea's shopping centre provides a variety of amenities, including banks, cafes, shops, and healthcare services. The town features a diverse range of properties, from charming village cottages to modern executive homes, catering to various preferences and needs.

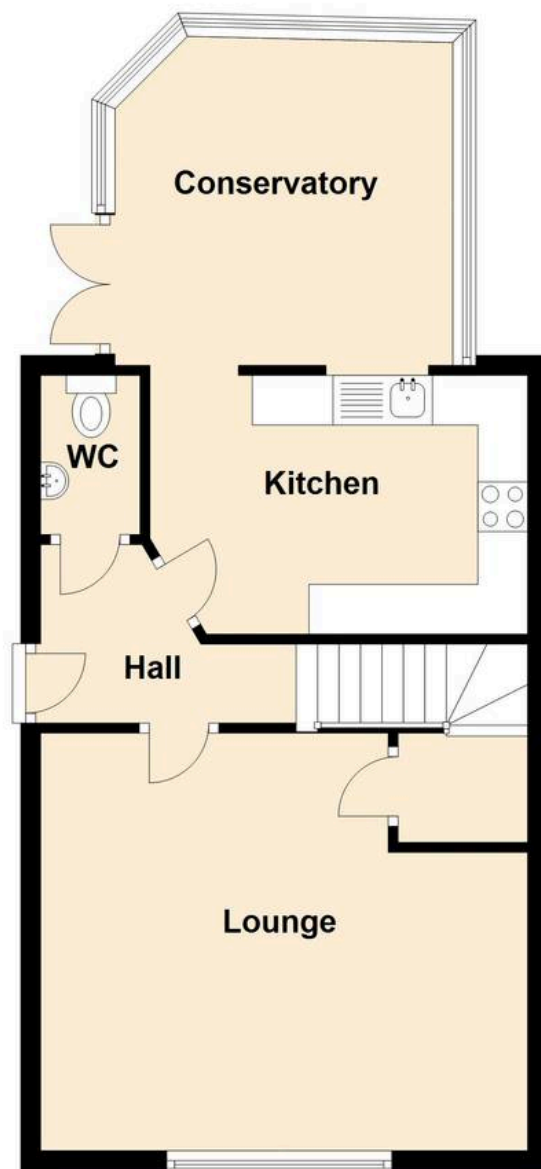




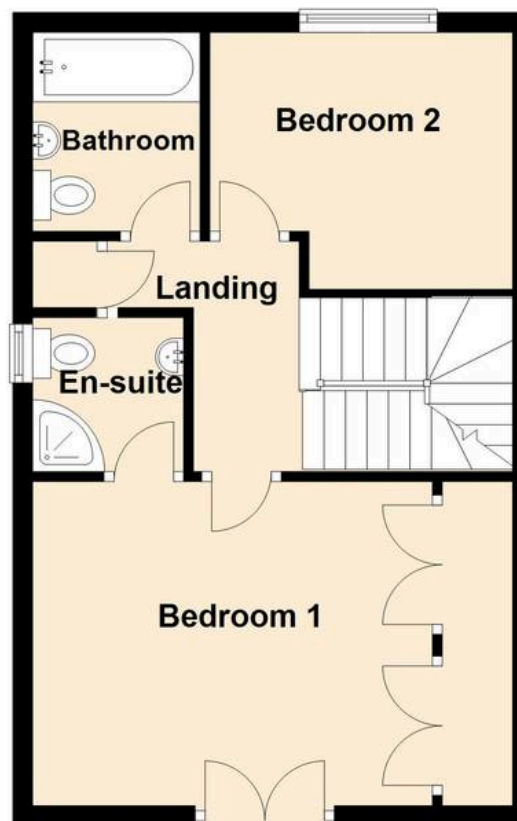




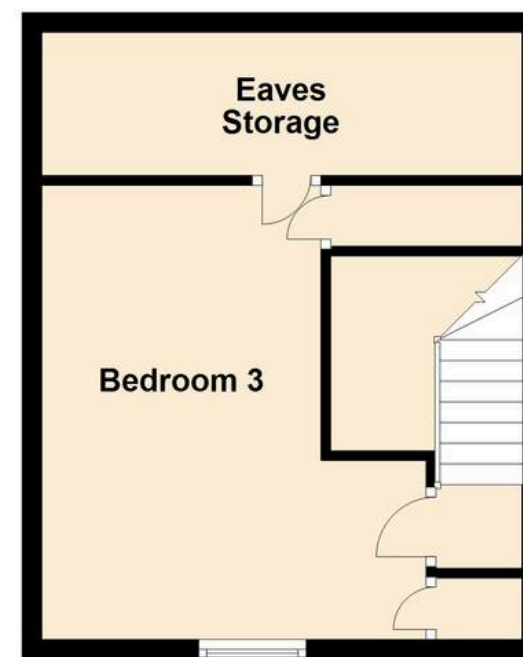
## Ground Floor



## First Floor



## Second Floor



Sketch plan for illustrative purposes only  
Plan produced using PlanUp.

**14 The Hamlet, Nailsea**





## Parker's Estate Agents

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### IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

