



15 Brunel Road, Nailsea

Prices From **£315,000**



Parker's

Estate Agents & Property Lettings



15 Brunel Road

Nailsea, Bristol

15 Brunel Road – A Fantastic 3-Bedroom Semi-Detached Home

Tucked at the end of a quiet cul-de-sac, this well-presented three-bedroom semi-detached house offers a south-facing garden, off-street parking, and a garage. An excellent choice for first-time buyers, upsizers, or downsizers, this home is ready to move into.

The entrance hall leads into a welcoming lounge, while to the rear, a spacious kitchen/diner provides ample storage and a bright dining area. French doors open onto the garden, creating a wonderful indoor-outdoor space, with the added benefit of side access. The property also benefits from a newly fitted downstairs cloakroom with a modern basin and toilet. Additionally, the owners have recently installed a brand-new Worcester Bosch boiler, ensuring energy efficiency and reliability.

Upstairs are three bedrooms—two doubles (one with a built-in cupboard) and a further single room—along with a well-appointed family bathroom.

To the front, there is parking for two cars, plus a garage equipped with lighting and electricity.

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The rear garden is designed for easy maintenance, featuring a patio and planted borders. Side access leads to the front of the house, with an additional door providing access to the garage. Being south-facing, the garden enjoys an excellent position, perfect for making the most of the sun.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Hall

6' 7" x 3' 3" (2.00m x 1.00m)

Lounge

13' 9" x 14' 9" (4.20m x 4.50m)

Kitchen/Diner

10' 2" x 14' 9" (3.10m x 4.50m)

Wc

5' 7" x 3' 3" (1.70m x 1.00m)

Landing

9' 2" x 5' 11" (2.80m x 1.80m)

Bedroom 1

11' 10" x 8' 6" (3.60m x 2.60m)

Bedroom 2

12' 2" x 9' 6" (3.70m x 2.90m)

Bedroom 3

8' 6" x 5' 11" (2.60m x 1.80m)

Bathroom

5' 11" x 6' 3" (1.80m x 1.90m)

Garage

17' 1" x 8' 6" (5.20m x 2.60m)





FRONT GARDEN

REAR GARDEN

Garage

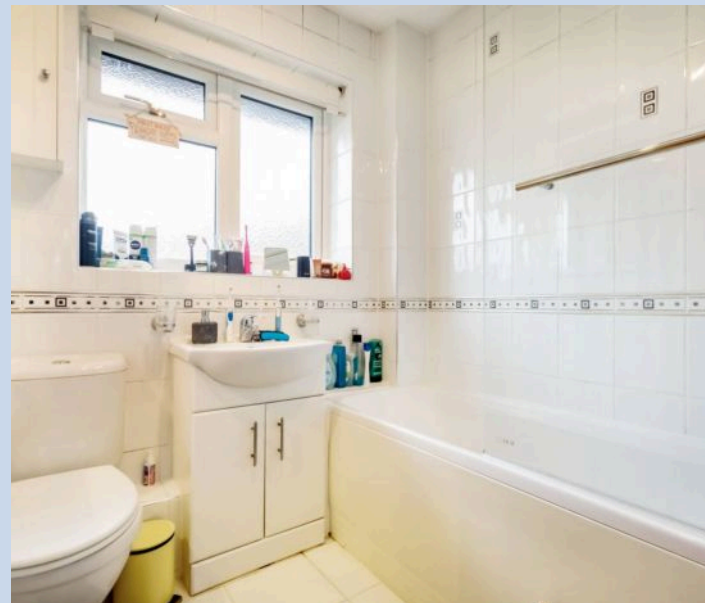
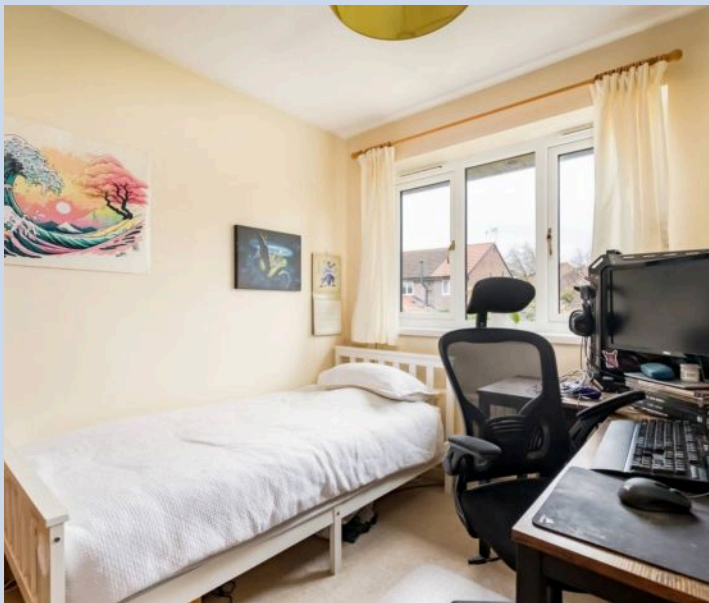
Single Garage

Driveway

2 Parking Spaces

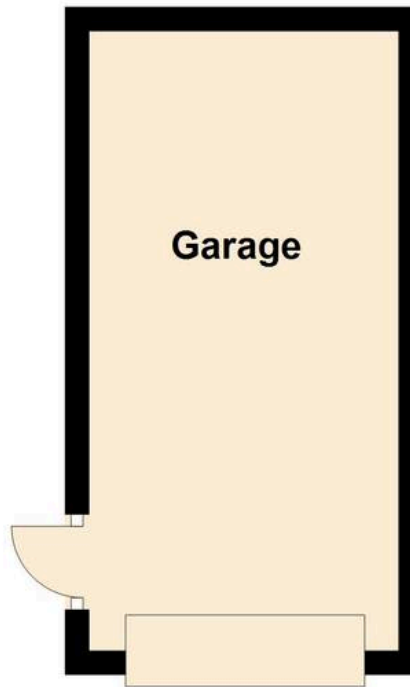
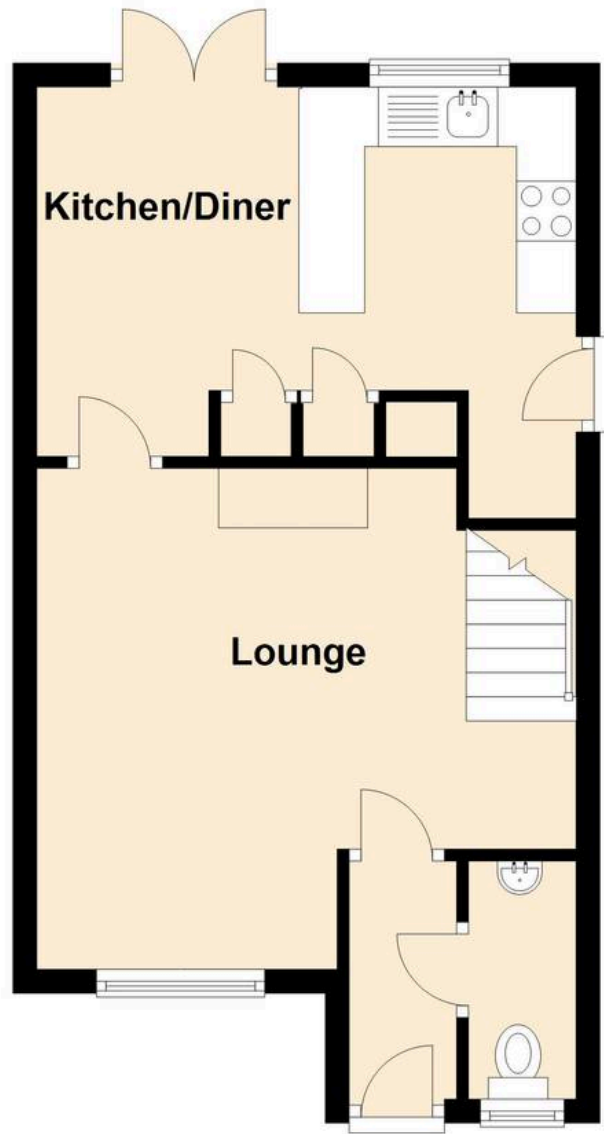
NAILSEA:

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.

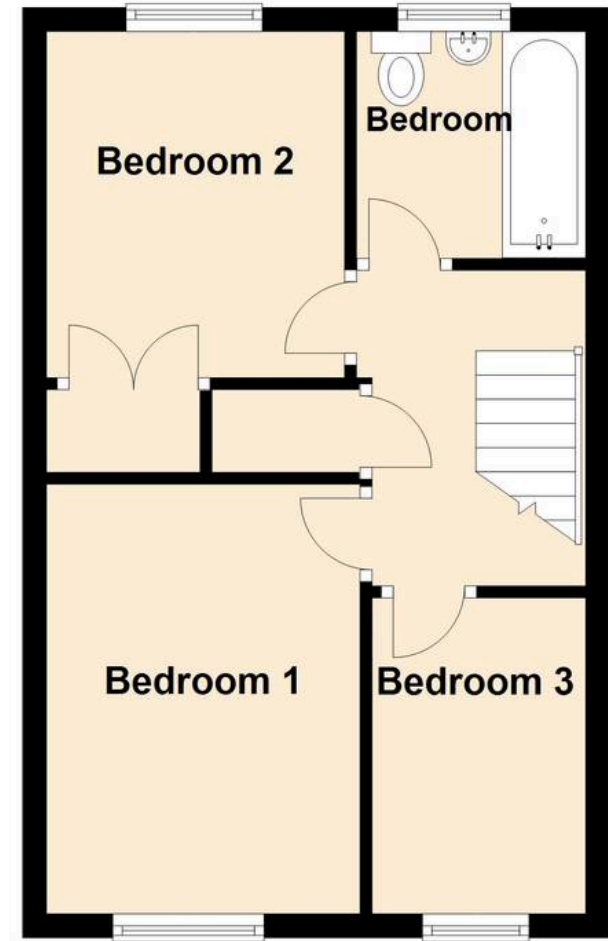




Ground Floor



First Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

15 Brunel Road, 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.

