



Adrian Wedlake
RESIDENTIAL LETTINGS & MANAGEMENT



Kingshill Gardens, Bristol, BS48 2SS

£1,100 Per month





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Kingshill Gardens

Bristol, BS48 2SS

- Over 55's Only
- 2 Bedrooms
- Site Manager
- Bungalow
- Visitor Parking
- Well Proportioned

Welcome to Kingshill Gardens in the charming town of Nailsea, Bristol! This delightful bungalow is exclusively for those over 55, offering a peaceful and serene living environment.

As you step into this lovely property, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The bungalow boasts two comfortable bedrooms, providing ample space for a good night's sleep or a quiet retreat.

Located in the picturesque Kingshill Gardens, this bungalow offers a tranquil setting with easy access to all the amenities Nailsea has to offer. Whether you enjoy leisurely walks in the nearby parks or prefer shopping in the town centre, this location caters to all your needs.

Don't miss the opportunity to make this bungalow your new home. Embrace the comfort and convenience of over 55s living in this property. Contact us today to arrange a viewing and start your next chapter in Kingshill Gardens!



Accommodation

Front door opens to :

Entrance Hall

Electric heater. Storage cupboard with wooden shelving. Door opens to :

Sitting Room

13'4 x 12'1 (4.06m x 3.68m)

Feature fireplace. Electric heater. Doors providing access into :

Conservatory

10'9 x 8 (3.28m x 2.44m)

Dwarf wall construction. Electric heater. Door providing access to the rear garden.

Kitchen

8'6 max 5'4 min x 8 (2.59m max 1.63m min x 2.44m)
Base and eye level units with working surfaces. Single bowl stainless steel sink. Tiled splash back. Built in double oven, electric hob with extractor over. Double glazed window. Space and plumbing for washing machine.





Bedroom 1 11'1 x 10'3 (3.38m x 3.12m)
Measurements exclude the built in wardrobe. Double glazed window. Electric heater.

Bedroom 2 9'7 x 9'7 (2.92m x 2.92m)
Double glazed window. Electric heater.

Bathroom
A suite comprising pedestal wash hand basin, WC and walk in bath/shower. Partially tiled walls. Heater.

Outside
The rear garden consists mainly of a patio area. An ideal place to enjoy your morning coffee. Leads down onto a sloped grassed area.

To the front of the property visitors parking space available.

Rent Per Calendar Month : £1100.00

Deposit £1269.00

Energy Performance Certificate Rating : D

Council Tax Band : C

Members Of The Property Ombudsman

Health & Safety. We would like to bring to potential viewers attention the potential risks when viewing a property. Please take care when viewing the property. We cannot take any responsibility for accidents that take place on a viewing.





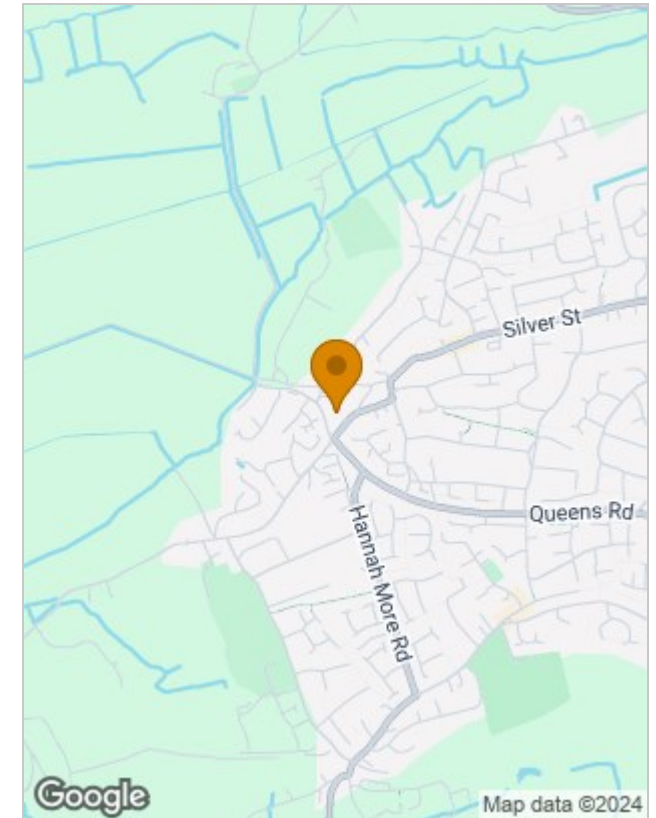


Viewing

Please contact our Adrian Wedlake Residential Lettings & Management Office on 07931138802 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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