



A fantastic, 3 bedroom, 2 ½ bathroom house in Nailsea. Highly Recommended.



66B Southfield Road, Nailsea, North Somerset BS48 1JD

£345,000 - Freehold

A fabulous, semi-detached home located in an ideal position in Nailsea with a lovely south facing garden and immaculate, well-proportioned accommodation. The house offers spacious living space downstairs and 3 generous bedrooms together with two bathrooms upstairs. There is parking on the driveway as well as an integral garage.

The house was actually built some 20 years ago by a respected building company, but the condition of the house is 'like new' with light neutral decor and pristine fixtures and fittings. Unlike many newer properties, the proportions are very good with well balanced, light and airy rooms.

The property is well placed for all the main amenities in Nailsea High Street and the town centre is just a 5-minute walk away. There is a wide range of facilities with good schools, Doctors Surgeries, Dentists, Cafés, Bars, Restaurants and a selection of nationally known and independent shops including, Boots, WH Smith, Tesco and Waitrose. In addition, there are parks, open spaces, a Gym and leisure Centre nearby too. If you are commuting out of Nailsea, Bristol is only 8 miles away and can even be accessed easily via the Sustrans cycle network with a good route right into the city. There are two junctions of the M5 within 6 miles and the station (main line) is under 1½ miles with direct trains to Bristol, Filton Abbey Wood, Bath, Weston-super-Mare, Taunton and London-Paddington.

This property presents a superb opportunity for a discerning buyer seeking a very comfortable home that is a little larger than similarly priced three bedroom properties in the area.

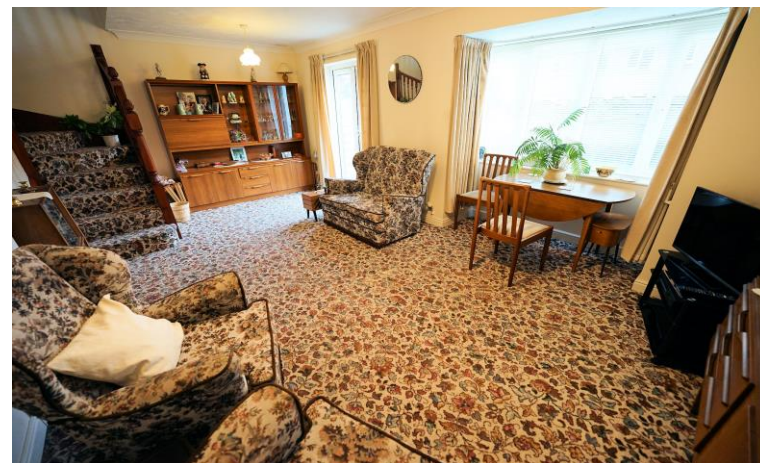
The House and Gardens

A pillared porch leads to the reception hall and doors lead to all rooms including the cloakroom W.C.

The kitchen is fully fitted with wall and floor cupboards and laminate worktops. There is space and plumbing for a washing machine and further space for an upright fridge freezer. The integrated gas hob has a concealed extractor hood above with the electric oven-grill below. The wall mounted gas boiler is also conveniently located in the kitchen.

The living dining room is a particularly good room spanning the width of the house at the rear. A lovely bay window gives a feature to the room and French doors open on to the patio. Stairs, tucked neatly in one corner, lead to the first floor.

The first-floor accommodation is in equally good condition. The landing has a built-in airing cupboard with an insulated hot water cylinder and slatted shelving. A loft hatch gives access to the attic above.





The good sized principal bedroom has two windows giving an outlook towards Tickenham Hillside making the room light and airy. There are two built in wardrobes and a door leads to the en suite bathroom – shower room with electric shower, w.c., pedestal hand wash basin, radiator and crucially a window to the front allowing for ventilation. The other bedrooms do not disappoint either with a comfortable double bedroom at the rear and a third bedroom that is a better room than many found in other 3-bedroom properties given that there is an entirely flat floor with no awkward stairwell bulkhead.

The immaculate part tiled family bathroom has a white suite comprising of bath with electric shower over and glass shower screen, pedestal hand wash basin, w.c, extractor fan and radiator.

Outside:

A level driveway provides parking and leads to the single **GARAGE** with up and over door, light and electric. The front garden is mainly laid to lawn with low hedging and some brick wall creating neat boundaries. A path leads around the side of the property to the rear garden where there is a wide patio to sit and enjoy the sunny south facing aspect. The remainder of the garden is an easily managed lawn with a small decorative pergola and timber shed in one corner giving valuable extra storage.

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Any drone photographs used are for Identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose.

All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given, and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons 2024

Services & Outgoings:

All main services are connected. Telephone connection. Gas fired central heating through radiators. Full uPVC double glazing. High speed ADSL and superfast fibre broadband are available. Council Tax Band C.

Our London Property Exhibitions:

See this property featured at our next exhibition at our Chelsea – Fulham office.

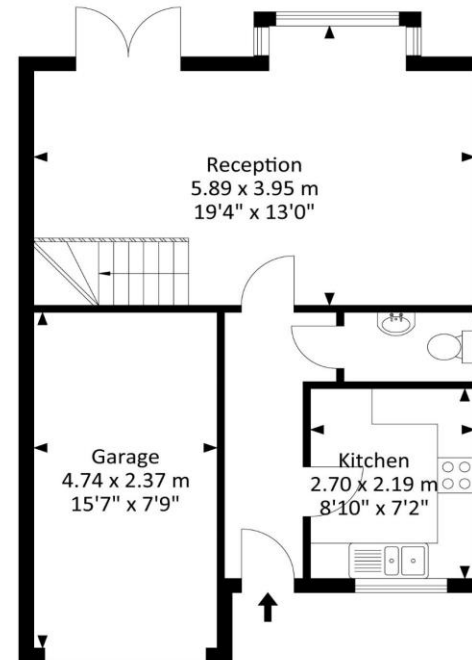
Tel. 01275 810030 for details.

Energy Performance:

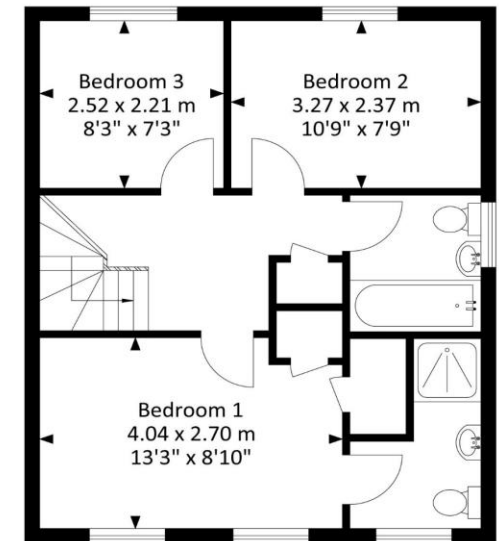
The house has a good rating of D-68 for energy efficiency. The full certificate is available on request at info@hbe.co.uk

VIEWING:

Only by appointment with the Sole Agents: Hensons - telephone 01275 810030



Ground Floor



First Floor

For illustrative purposes only. Not to scale.
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.

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