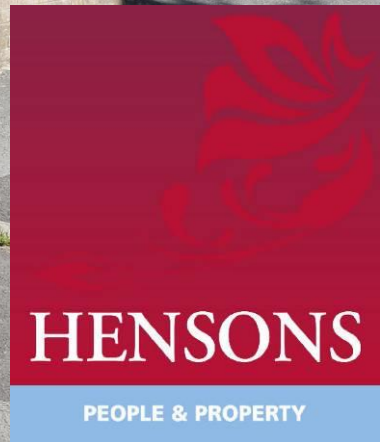




8 Wincanton Close,  
Nailsea,  
North Somerset





## 8 Wincanton Close, Nailsea, North Somerset BS48 2SR £309,950 - Freehold

A beautifully presented 2 bedroom cottage style house that has been comprehensively updated and improved in recent years. The property is perfectly positioned at the head of a quiet cul-de-sac in the sought-after Trendlewood area with an attractive private landscaped garden and the advantage of a drive and garage. A lovely home that we definitely recommend you view.

The house was originally built in the late 1980's by Westbury Homes, an award winning national developer and was hardly altered from new when the present owners bought the property some 4 years ago. Since that time, they have upgraded the house so that today it is appointed to a much higher, contemporary specification. There are high performance uPVC double glazed windows and patio doors, a replacement garage door and a replacement gas central heating boiler. Even more recently both the kitchen and bathroom have been totally refurbished, the house has been redecorated throughout and the garden has been landscaped to create a lovely place to sit in private.

The setting is excellent with Wincanton Close situated in the highly desirable Trendlewood area of Nailsea, near the border with Wraxall and close to picturesque open Greenbelt countryside. The town centre, offering a wide range of amenities, is just over a 15-minute walk and Nailsea Backwell Station is only 1.2 miles away.

The house is very welcoming, light and airy with composite front door leading to an entrance hall opening to a spacious living room that has been designed to enjoy the outlook over the private landscaped rear garden with direct access to the paved patio and lawn beyond.

The living room offers space for sitting and dining while off the hall the kitchen is a delight having been fitted with a range of Shaker style wall and floor cupboards that suit the house so well. There are ample rolled edge worksurfaces and complementary ceramic tiled surrounds with an inset sink, a ceramic hob, a built in oven - grill and a fitted chimney hood above.







On the first floor the landing leads to the two comfortable bedrooms and the superb bathroom with a contemporary white suite that includes a bath with shower over and a wash hand basin set on a vanity unit with a cupboard beneath.

The second bedroom offers a more open outlook down the close and away to the hillsides of Flax Bourton away in the distance, there is also a deep built in line cupboard – wardrobe.

The principal bedroom is very nicely proportioned with a deep recess for wardrobes set away to one side and a charming outlook over the rear garden.

### **Outside:**

There is an easily maintained rockery garden to the front of the house with four steps rising to the paved path to the front door. To the right a drive serves a pair of semi-detached garages with the garage and driveway parking space for this house on the right. The garage has a metal up and over door that has been replaced and useful overhead storage space.

The rear garden is a further particular feature of this lovely home with a full width paved patio area adjoining the back of the house having direct access from the living room. A sleeper edged lawn then extends away from the patio with a planted border to one side and a terrace at the top of the garden adding a second sitting area with a charming local stone wall.

### **Services & Outgoings:**

Mains water, gas, electricity and drainage are connected. Telephone and broadband are available including super fast broadband and Cable broadband services in the close with download speeds of 1Gb or higher. Full gas fired central heating through radiators.

Council Tax Band C

### **Energy Performance:**

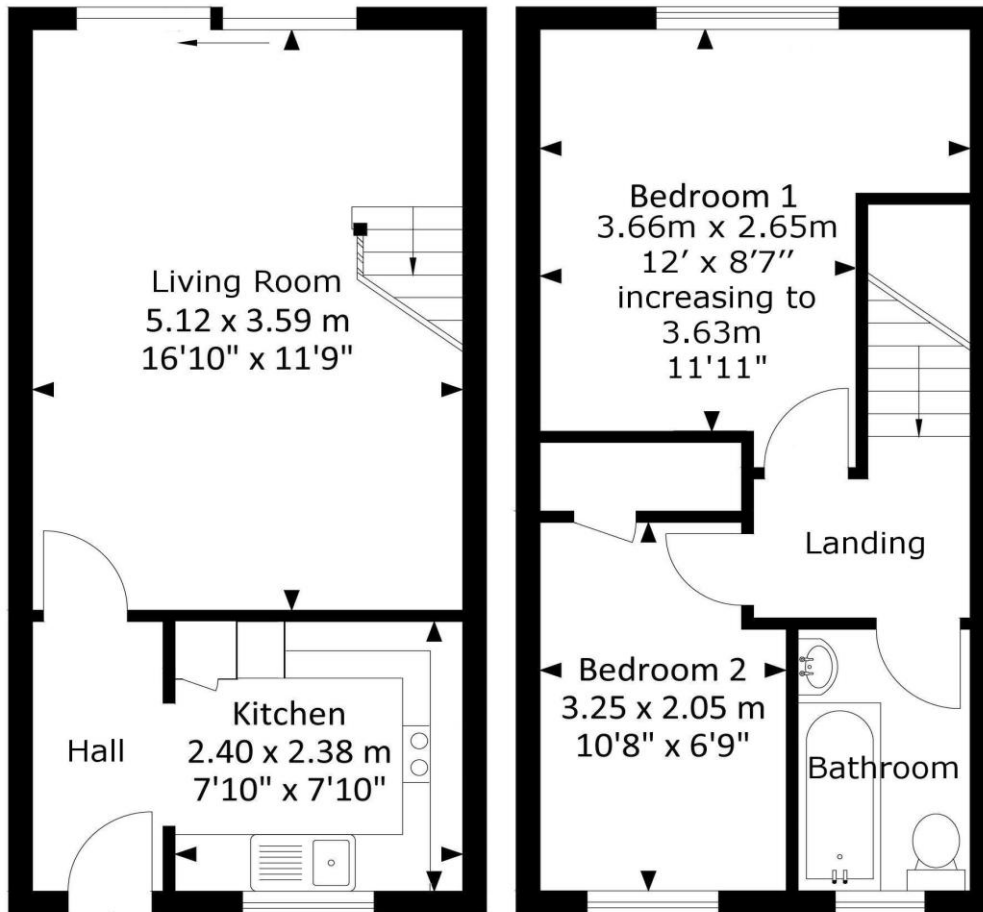
The house was assessed in 2019 at band D-60 for energy performance. The full energy performance certificate is available on request by email.

### **Viewing:**

By appointment with **HENSONS**: Tel: 01275 810030







Ground Floor

First Floor

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. 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 seller's 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 with regard to 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



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