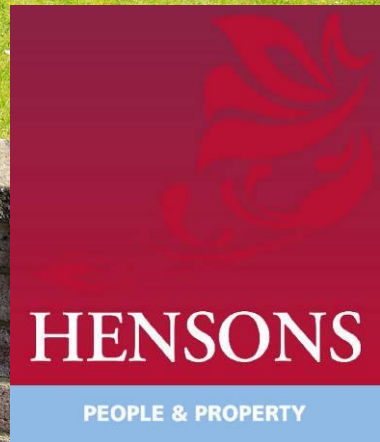




23 Mizzymead Rise,
Nailsea,
North Somerset



23 Mizzymead Rise, Nailsea, North Somerset BS48 2JJ

£329,950 - Freehold

A spacious 2 double bedroom bungalow enjoying a level setting with an attractive garden found within easy reach of the town centre amenities and neighboured by Mizzymead Tennis and Bowls Club.

This very deceptive home offers well proportioned, double glazed and gas centrally heated accommodation that includes a generous living room that offers a more open outlook to the front and two very comfortable double bedrooms.

The kitchen also enjoys an outlook to the front and is fitted with a good range of wall and floor cupboards. The bathroom has been updated in recent years with contemporary white suite that includes a spacious shower enclosure that has been installed in lieu of the original bath.

Outside:

The space within the bungalow is attractive and so too are the gardens and setting. A block paved drive provides parking and leads to the garage with easily maintained lawn arranged to either side of the drive.

A door opens from the lobby between the bungalow and garage to the rear where a sheltered patio area is arranged to the rear of the garage and leads in turn to the lawn with path leading to a further paved patio at the bottom of the garden compete with a summer house and garden shed.

The Town:

Still known affectionately by many as 'the village,' Nailsea is the smallest of the four North Somerset towns but the most conveniently placed for Bristol at just 8 miles from the city.





A wide range of amenities are available in the town centre which is barely more than a 5 minute walk from the property, and these include large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers. In addition, there are good cafes and restaurants and a leisure centre with a gym.

Though well placed for the commuter, Nailsea is surrounded by pretty North Somerset countryside but with easy access to other major centres in the area and access to the Sustrans national cycle network with a good route to Bristol and other destinations. Junctions 19 and 20 of the M5 are less than 6 miles giving easy access to the country's motorway network and a main line rail connection is available at Nailsea and Backwell Station

Mizzymead Recreation Centre and Club with its tennis courts and bowling green that adjoin the bungalow is a real asset. Facilities include outdoor bowls, indoor bowls, tennis, snooker, a bridge club and a members lounge..

Services & Outgoings:

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

Council Tax Band C

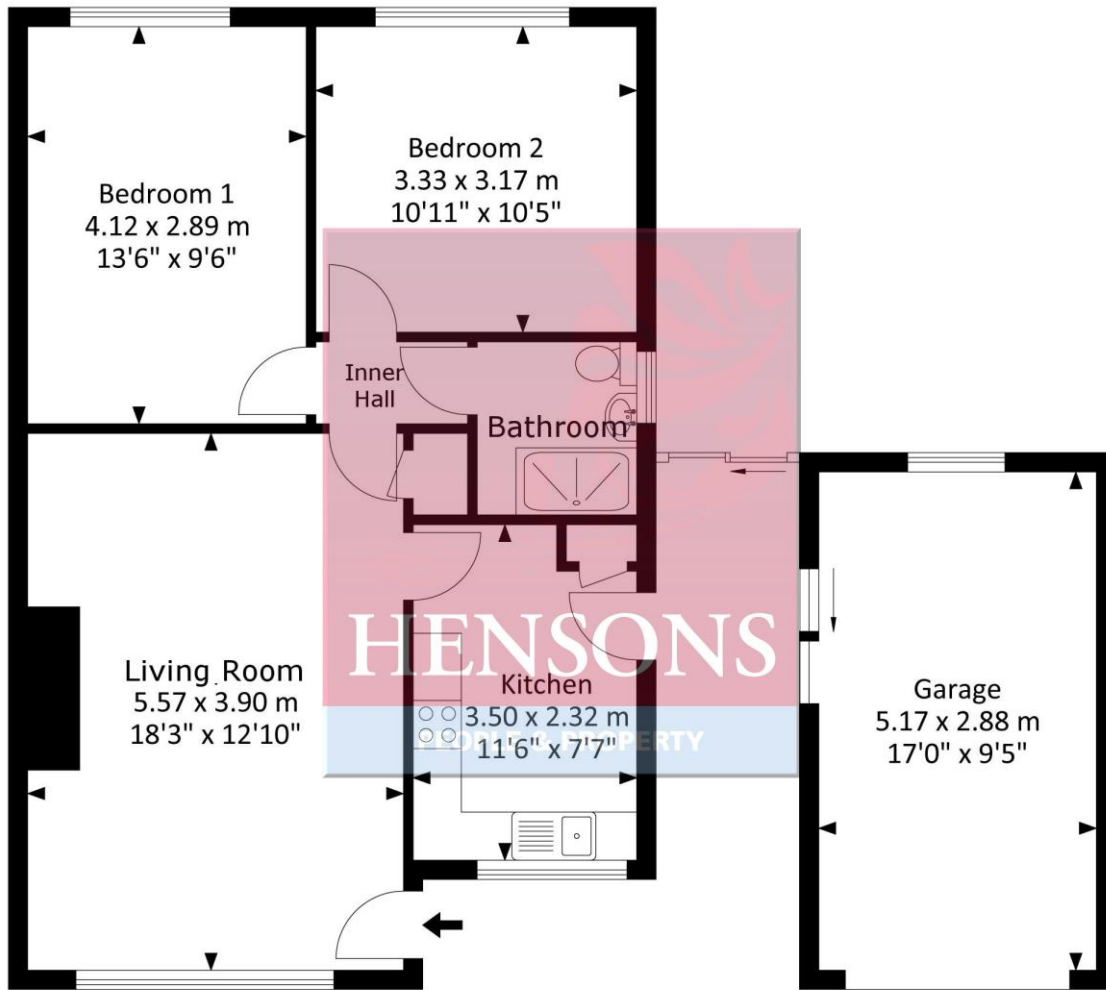
Energy Performance:

The bungalow has been assessed at band C-69 for energy performance. The full energy performance certificate is available on request by email.

Viewing:

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





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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