



A very deceptive one bedroom bungalow with an additional attic room and recent improvements including an updated kitchen, bathroom and central heating.



16 Southfield Road, Nailsea, North Somerset BS48 1SA

£239,950 – Freehold

A very deceptive one bedroom bungalow in a level setting with a variety of improvements and the added advantage of an attic room that is currently used as an additional bedroom.

The original accommodation offers good space and benefits from being light and airy. The bungalow has also been updated in recent years with improvements having included a refurbished kitchen with a good range of contemporary style high gloss wall and floor cupboards.

An efficient Worcester gas fired central heating boiler has been installed and the bathroom has also been attractively modernised with a new suite and matching tiling.

The position is very convenient at just a 10-minute walk from the centre of Nailsea where you can find large Waitrose and Tesco supermarkets, a range of national and independent retailers, doctors and dental surgeries and a leisure centre. Nailsea is well placed in North Somerset and offers easy access to the M5 at either Clevedon or Portishead, both less than a 10-minute drive away. There is a good bus service into Bristol and other destinations and the local railway station at Nailsea & Backwell gives access to Bristol, Bath, London Paddington, Cardiff and connections further afield. Walking and cycling in Nailsea is also very easy with the many footpaths across the town linking all amenities, while the Sustrans cycle route connects to Bristol and elsewhere.



The Accommodation: The original space within the bungalow flows well and a staircase rises from the hall to the attic room that adds great flexibility.

The hall opens to all main rooms with the ample living room arranged to the front having a low sill window and a feature fireplace.

The kitchen is well proportioned and fitted with an excellent range of wall and floor cupboards with granite effect roll edge laminated work surfaces, an inset stainless steel sink unit, an inset ceramic hob with a chimney hood and a built in oven grill.



Complementary ceramic tiled surrounds make for easy maintenance and there is good additional appliance space with provision for an upright fridge freezer if required.

The kitchen overlooks the courtyard rear garden and leads to a Utility Room with further work surface space, appliance space and a door to outside.

The ground floor double bedroom also overlooks the courtyard garden area and there is a built in cupboard – wardrobe.

The bathroom is a lovely feature of the bungalow and is well appointed with a shaped shower bath with glass shower screen over, a close coupled WC and wash hand basin set in a vanity unit with cupboards beneath. The bathroom is tiled to match the classic white suite and there is a frosted double glazed window to the front.

Climbing the stairs you arrive at an attic room with sloping ceilings and a Velux style window to the rear. The attic room offers great flexibility and may be ideal for hobbies, those perhaps working from home or a variety of uses while still offering storage options too.

Outside: The tarmac driveway provides good parking and access to the front of the bungalow where a veranda style porch shelters the front door.



The drive is framed by shaped borders while an adjacent gate leads via a shared path to the right through to give access to the courtyard garden area at the rear.

The courtyard garden is level, fully screened by timber panel fencing and very easily maintained with paving and gravel areas.

Services:

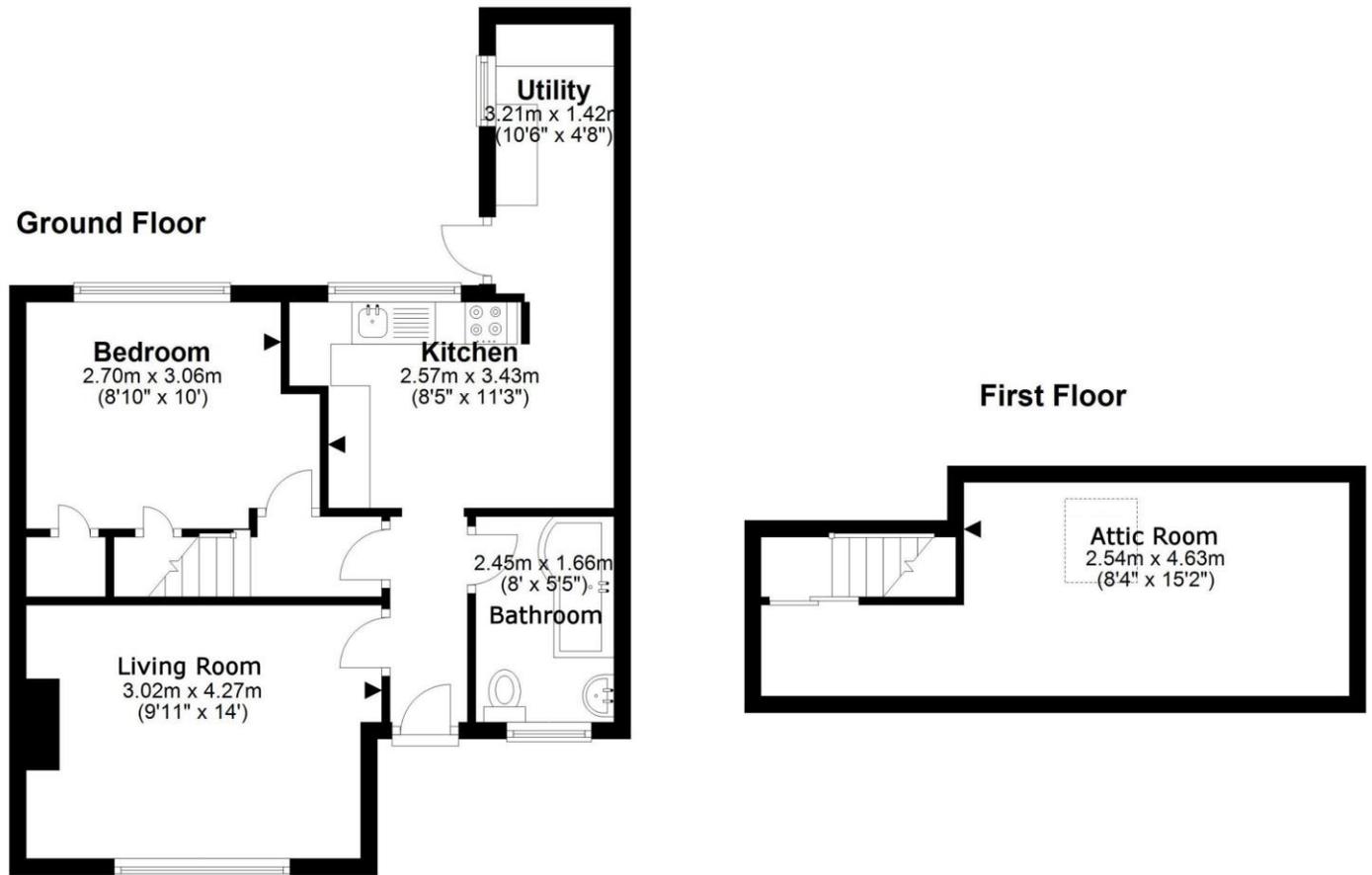
All available mains services are connected. Gas central heating through radiators. uPVC double glazing and Velux attic window. High speed broadband services are available in the road including Superfast cable – fibre broadband, TV, and telephone services. Integrated appliances.

Energy Performance Certificate:

The bungalow has an EPC rating of E-53 for energy efficiency. The full certificate is available on request at info@hbe.co.uk.

Viewing:

By appointment with the Sole Agents **HENSONS**.
Telephone **01275 810030**



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