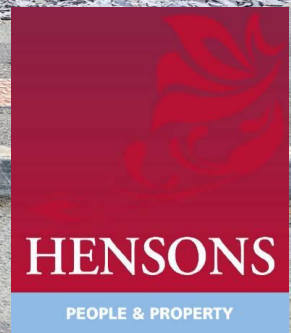




A well-appointed one-bedroom modern cottage style home, featuring a private south-facing rear garden, driveway parking, and nicely updated living areas including the kitchen, bathroom that have been refurbished in recent years and a replacement central heating boiler.



25 Earlesfield, Nailsea, North Somerset BS48 4SG

£249,950 - Freehold

Located in a peaceful cul-de-sac, this exceptional home benefits from a desirable corner plot, offering additional garden space to the side and a larger, predominantly walled rear garden with a garden shed. This property also includes the huge advantage of having an adjoining driveway.

Nailsea offers a very limited number of one-bedroom houses, with Bovis Homes, a multiple award-winning developer, being the primary builder of this size and specification. This property is part of a rare collection within Earlesfield and is arguably the best positioned. Internally, the house is equally impressive, offering well-designed, spacious, and attractive accommodation with ample built-in storage.

The entrance hall provides access to the kitchen and a charming double-aspect living room, which features an oriel window to the side and another window overlooking the rear garden. A conservatory-style porch leads from the living room to the garden. The kitchen, recently updated, enjoys an open outlook to the front and includes a good range of fitted wall and floor cupboards, rolled edge laminate work surfaces, and an inset stainless steel sink.



There is space for an upright fridge freezer, plumbing for a washing machine, and the possibility of negotiating the inclusion of the slot-in cooker. A quarter-turn staircase leads to the first floor, where there is a built-in cupboard beneath the stairs and a deep storage cupboard on the landing.

The comfortable double bedroom overlooks the rear garden and includes built-in wardrobes and an additional built in cupboard. The bathroom has been fully refurbished with a new white suite, complementary ceramic wall tiling, and is generously proportioned.

This property is ideal for first-time buyers, downsizers, or as a buy-to-let investment that would currently generate an unfurnished rental income of approximately £1,050 -£1,100 per calendar month.

Outside:

The gardens are designed for low maintenance, with slate chippings to the front. The side garden is mostly paved, softened by a series of bushes, and a path leads to the front door, sheltered by a porch canopy.

A gate opens to the rear garden, which is also predominantly paved and enclosed on two sides by screen walls and timber panel fencing on the west boundary.

The rear garden is private, sunny, and features an outside tap and a timber garden shed. Beyond the garden, there is a driveway providing parking.

Services & Outgoings:

All mains services are connected, including gas central heating via a Vaillant combi boiler. uPVC double glazing throughout, except for the porch. Connectivity: High-speed broadband is available, along with cable TV and Superfast broadband services. Council Tax Band B.

Energy Performance:

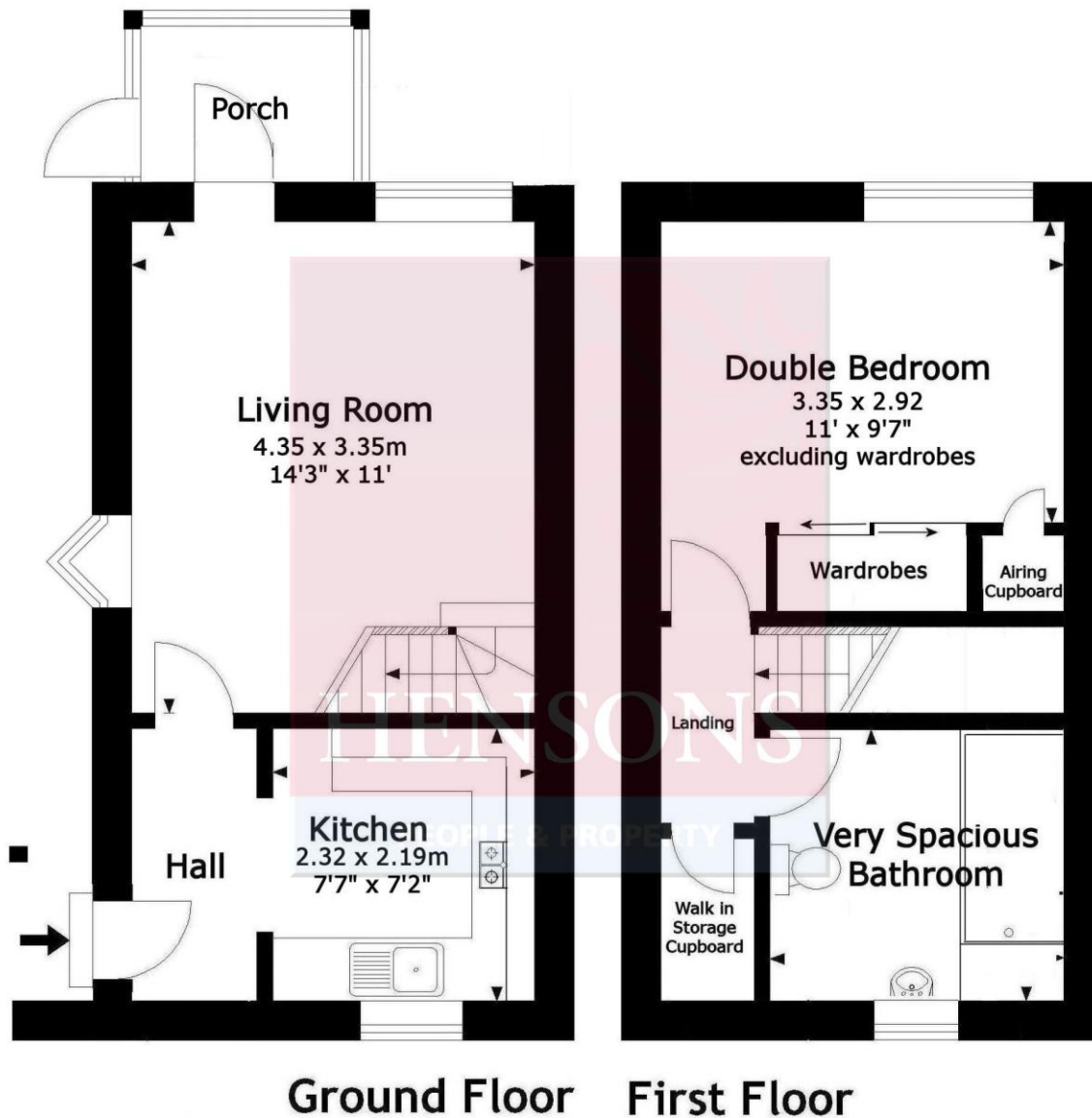
The house has been rated at a good C-72. Well above the national average for a property in England and Wales. The full Energy Performance Certificate is available upon request.

Viewing:

By appointment with the sole agents **HENSONS** Telephone: 01275 810030



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



The Town:

Nailsea is well situated for commuters, with easy road access to Bristol and beyond. The town benefits from a mainline railway station, two junctions of the M5 within six miles, and access to the Sustrans national cycle route network. Nearby towns include Clevedon, Portishead, and Weston-super-Mare, all within easy reach.

Nailsea offers a wide range of amenities, including large Tesco and Waitrose supermarkets, medical and dental surgeries, and a pedestrianised shopping centre with both national and independent retailers.

The town also hosts monthly farmers' markets and offers a variety of cafes, bars, restaurants, and traditional pubs. Leisure facilities are plentiful, with a gym located in the town centre.

Nailsea is surrounded by picturesque countryside, including the nearby National Trust-owned Tyntesfield estate.

Please Note: 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 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 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