



A very deceptive extended 3 bedroom bungalow offering well-arranged accommodation of generous proportions and a private level garden in a sought after, mature avenue within easy reach of the town centre. Available without any chain delays



16 Westway Nailsea, North Somerset BS48 2AF

Offers in the region of £550,000 - Freehold

A generously proportioned 3 bedroom link-detached bungalow with en suite facilities that has been enlarged to create a home of good space with the advantage of a particularly attractive private rear garden, extensive driveway space and easy level access to the town centre amenities while standing well away from busy main roads.

Westway is a favoured and established residential avenue located just a few minutes easy walk from the High Street and Crown Glass Shopping Centre with medical centres, a Gym and all the facilities that central Nailsea offers within easy reach. The convenience of the setting is one of the reasons why this is such a popular location. The properties are also well spaced with ample gardens and the bright, attractively proportioned bright rooms always appeal.

The well designed layout includes an entrance hall that opens to both the living room and the kitchen diner. The particularly spacious living room measures virtually 22' x 16'5" overall and is more than large enough to layout as a lounge diner if preferred such is the flexibility that the bungalow offers and here the airy nature of the main room is emphasised by a broad low sill double glazed window to the front.

The kitchen diner is fitted with a good range of classic honey oak wall and floor cupboards together with ample laminated worksurfaces with an inset sink unit and mixer tap over, an inset gas hob and built in eye level



Garden photograph taken in the summer long before the property was marketed



electric double oven grill. There is good free standing appliance space with plumbing for a washing machine and tumble dryer. A door open to the inner hall and a half glazed door and window overlook the patio and rear garden. A further door usefully opens to the garage, while a particular feature of the kitchen is the high part vaulted ceiling with a pair of Velux style windows flooding the space with natural light.

The inner hall further emphasises the intelligent design and separates the bedrooms nicely from the main living accommodation. There is a hatch allowing access to the loft and a built in linen cupboard.

Off the inner hall there are the three bedrooms and bathroom that has been reconfigured as a shower room with a white site including a contemporary almost wall to wall shower enclosure.



The two larger double bedrooms also overlook the rear garden which is a delight with bedroom one including fitted wardrobes and a cloakroom en suite that it may be possible to enlarge to form a shower room if required.

The third bedroom is of very similar size to the second room hence the good balance of room sizes that is rare in this price range and why we recommend that viewing is essential.

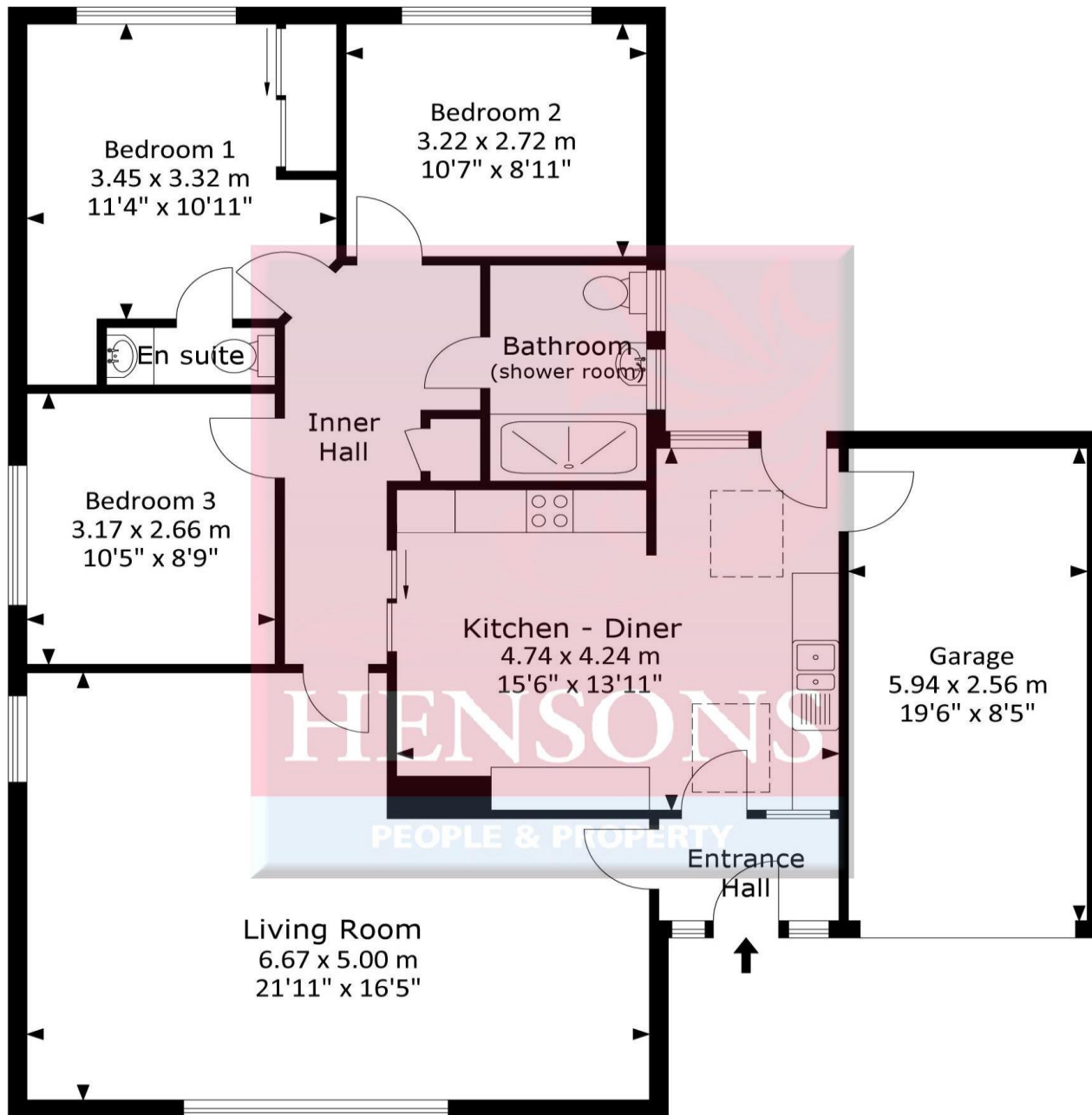
Outside:

The bungalow is partially screened by a Laurel hedge at the front while the forecourt of the property has been designed for ease of maintenance and is mostly block paved to offer excellent parking and turning space with the attached garage to one side.

The garage has an up and over door, lighting and power.



These images have been virtually staged to give some scale, while the living room can be laid out as lounge diner if preferred.



A path and gate allow access via the side of the bungalow to the rear where a patio area leads to a paved terrace that is in sunshine right into the evening.

The patio and terrace lead in turn to the lawn that is framed by a superb selection of trees and shrubs that are bounded by timber panel fencing.

Town:

This very deceptive home is ideally positioned with easy access to the town centre amenities including large Waitrose and Tesco supermarkets, a pedestrianised shopping centre with nationally known and smaller independent retailers, and professional offices.

there are two health centres, dental practices, a leisure centre with a gym, cafes, pubs and restaurants including the excellent White Truffle restaurant. In addition to the conventional retail shops there is a well-supported monthly farmers market and periodic food festivals too.

Additionally, Nailsea benefits from excellent connectivity, with the city of Bristol just eight miles distant, the nearby M5 motorway (two junctions within 6 miles) and the mainline railway station at Backwell with direct trains to Bristol, Bath, Filton Abbey Wood and London Paddington.

Bristol airport is just a twenty-minute drive away though Nailsea does not suffer from any low-level commercial air traffic noise as we are some way north of the low-level flight paths.

Construction:

We understand that the bungalow is traditionally constructed and therefore fully mortgageable if you require a mortgage or an equity release arrangement.

Mortgages & Finance:

There is a bewildering array of funding options for this bungalow and an even more bewildering choice of Mortgages if that is indeed your preferred funding option. Our fully qualified independent financial advisor (I.F.A.), will be pleased to provide FREE, impartial advice as you need it. Please call Judith Clarke B.A. (Hons) who will arrange this for you.

Services & Outgoings:

All main services are connected. Telephone connection. Gas fired central heating through radiators with an annually safety tested gas fired boiler – the most recent Gas Safe Gas Safety Test was April 2024. A satisfactory Domestic Electrical Condition Report was produced by an NICEIC registered electrician in May 2021 and a copy of the certification is available on request. Double glazing. High speed ADSL and superfast fibre broadband are available with download speeds up to 1Gb or better via cable or fibre. Council Tax Band D.

Energy Performance:

The bungalow has been rated at a D-63 for energy efficiency already above the national average of D-60. The full Energy Performance Certificate is available on request by email.

VIEWING:

Only by appointment with the Hensons, email info@hbe.co.uk or for a faster response call 01275 810030 and we will make all arrangements

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