



A more individual bungalow of distinction  
with a self-contained annexe enjoying a  
level setting in The Uplands, a sought  
after address in Nailsea.

**HENSONS**

PEOPLE & PROPERTY



## 10 and 10a The Uplands, Nailsea, North Somerset BS48 4RR

### Offers in the region of £625,000 - Freehold

Here is a unique opportunity to acquire a spacious detached bungalow with the advantage of an income-generating annexe or extended accommodation to suit a blended household.

The main property, a four-bedroom detached bungalow, is positioned in a desirable setting at The Uplands and is coupled with an attached self-contained annexe wing—perfect for multigenerational living or rental potential. Alternatively, if additional living space is required, the annexe could easily be incorporated into the main home. Regarding income potential, as a standard residential let, we have rented out the annexe for many years, achieving a good rent with a significant opportunity for an uplift.

The location is highly appealing, with a series of high-quality bungalows and a handful of houses arranged along a wide avenue close to open countryside, the village cricket ground, the church, and local shops—yet away from busy main roads. Nearby, a new development (though not overlooking) promises additional amenities and local shops while supporting the existing village pub and shops that neighbour Holy Trinity 'Old' Church. The development also resolves previous speculation regarding the future of the former paddocks to the south, confirming that no commercial developments will take place.

### The Accommodation

The front door opens into a welcoming reception hall. To the left are the living room, dining room, study, and kitchen, while to the right, conveniently separated, are the bedrooms and bathrooms, creating a well-thought-out floor layout.



The impressive sitting room benefits from an abundance of natural light, with a floor-to-ceiling bay window allowing an open outlook to the front—a wonderful space to relax and unwind.

Double doors lead through to a traditional dining room, which opens to both the well-equipped kitchen and a study.

The kitchen has been enlarged and attractively refurbished, featuring an excellent range of contemporary wall and floor cupboards, granite work surfaces, and space for a range cooker.

The study feels much larger than its dimensions suggest, thanks to its wall-to-wall patio doors leading out to the rear garden.

The four well-proportioned bedrooms include three spacious doubles, all featuring built-in storage. A full bathroom serves the household, with an additional separate cloakroom off the hall—perfect for visitors.



## Self-Contained Annexe

A rare but highly practical feature of this property is the attached one-bedroom annexe, offering exceptional flexibility. Comprising four rooms, including a living area, a double bedroom, a kitchen, and a private bathroom, this space is ideal for independent living, rental income, or seamless integration into the main house for those requiring additional space.

## Outside

The bungalow stands on a level plot with open-plan front and side gardens, two driveways, and two garages—one integral and one positioned just beyond the annexe.

There is also dedicated parking for the annexe, which has its own private entrance at the side.

A gated pathway provides access to the rear garden,



which is both private and level. Laid to lawn, it is enclosed by substantial fencing and mature hedging, offering a high degree of seclusion.

## Services & Outgoings:

Mains water, electricity and drainage are connected. Gas fired central heating through radiators. uPVC double glazing. Telephone connected. High speed broadband services.

- **Bungalow:** Council Tax Band E
- **Annexe:** Council Tax Band A

## Photographs:

See more photographs online at [www.hbe.co.uk](http://www.hbe.co.uk)





## Energy Performance Certificate:

The property has been assessed for energy efficiency as follows:

- **Bungalow:** Band D-66
- **Annexe:** Band C-72

The full energy performance certificates are available on request by email to [info@hbe.co.uk](mailto:info@hbe.co.uk)

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## Viewing:

Only by appointment with the Sole Agents  
**HENSONS.** Telephone 01275 810030

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*The Annexe*

