

15 Somerset Square
Nailsea
North Somerset



15 Somerset Square, Nailsea, North Somerset BS48 1RP

£194,950 – Long Leasehold – 160 years remaining

A superb first home, Buy to Let opportunity or the perfect property for downsizers. The maisonettes here in Somerset Square are equal to most modern two-bedroom houses in the town with a pair of bright airy double bedrooms, an ample kitchen diner that takes advantage of a sunny southerly outlook and a supremely spacious living room with an attractive oriel window overlooking the bustling precinct below.

The position is unrivalled in Nailsea for access to the central amenities with cafés, restaurants, Waitrose, Boots, WH Smiths and the open walkways and Squares of Crown Glass town centre development which will soon be improved further with a smart residential addition to the west beyond the iconic modernist Library building that's nicely away from this property but a real move to regenerate and add value to the locale. The Gym and Leisure centre, parks, health centres and further shopping are offered, while there is good public transport to and from Nailsea including a mainline railway station with direct trains to Bristol, Bath and London – Paddington.

The town also benefits from Tennis clubs, badminton and squash, an updated swimming pool (in neighbouring Backwell) strong Rugby and Football teams and all sorts of other less strenuous societies catering for so many interests plus the advantage of being on the Sustrans national cycle network too.





The Accommodation

A uPVC double glazed front door leads to the entrance hall with built in cupboards with hanging space.

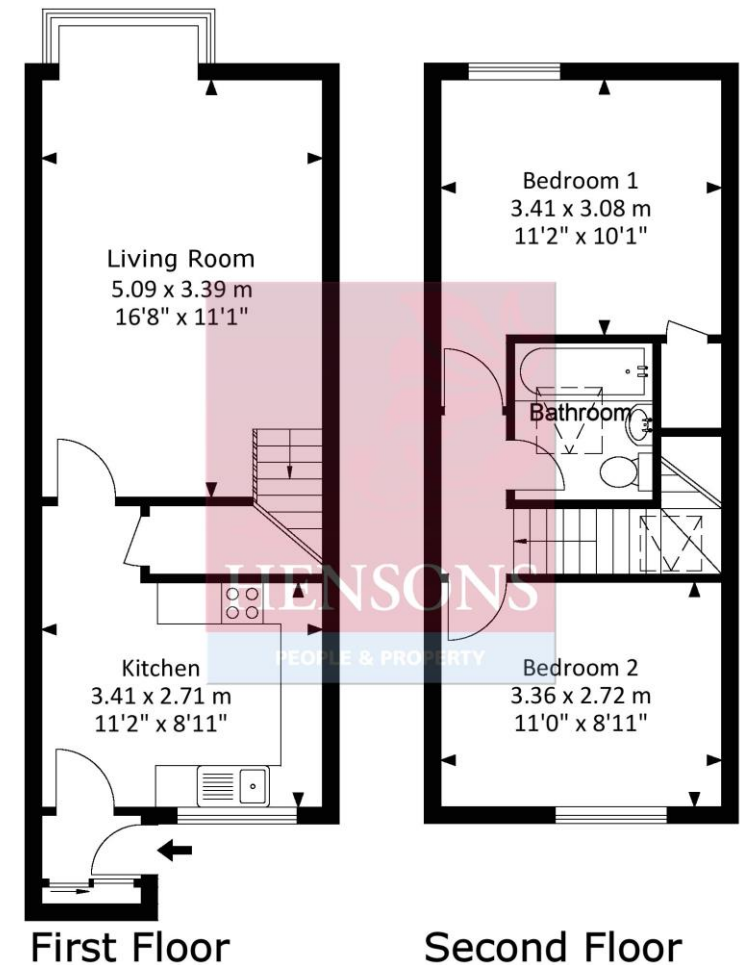
The kitchen is a lovely sunny room and overlooks the patio. It offers a good range of Shaker style wall and floor cupboards, extensive laminated work surfaces, an inset stainless steel sink, an electric hob and matching built in oven beneath with a concealed cooker hood above. There is enough space for a dining table in the kitchen area and a large walk in cupboard offers great storage.

The living room has a feature oriel window overlooking the town square, while a staircase leads 'up to bed' a massive advantage with the maisonettes if you have guests or children keeping living space away from bedrooms, unlike a flat. Above the stairs a skylight throws in natural light and doors lead from the landing to the bedrooms and bathroom. Both bedrooms are well proportioned double rooms, the principal bedroom has a built in linen cupboard that also houses the hot water cylinder. Full drop windows in both rooms add to the feeling of endless space.

The fully tiled bathroom comprises a white suite with a panelled bath and electric shower over glass shower screen, a pedestal wash hand basin and a low level W.C. A skylight gives natural light and ventilation allowing the room to be aired.

Outside: On the south side of the 'house' there is a paved patio area which enjoys sunshine for most of the day and is a lovely place to sit. There is a small cupboard here to store recycling. A chute for refuse bags is placed at the far end of the walkway and an area for washing lines is screened away to one side.

Energy Performance: The apartment has been rated at above average Band E - (45).



Outgoings:

We are advised by our clients that the service charge for 2022 -2023 amounts to approximately £60.74 per month and covers day-to-day maintenance, cleaning and lighting of communal areas. As is customary the present owners will settle any pro-rata service charge dues prior to completion. Your solicitor–conveyancer should ensure that this is the case before recommending that you exchange contracts. In addition, there is a ground rent of £30 per year. Charges may be reviewed annually.

Council Tax Band A.

Parking:

Free 24 hour parking is available close by in the public car parks with an abundance of free spaces each evening and through the night. There are also new EV charging points being installed in the free High Street car park just to the east. Further EV charging points are available a 3 minute walk away at Scotch Horn Leisure Centre.

Viewing:

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

The Town:

Nailsea is well placed for commuters to Bristol and beyond with easy road connections, a mainline railway station, two junctions of the M5 within 6 miles and access to the Sustrans national cycle route network.

The larger towns of Clevedon, Portishead and Weston Super Mare are also within easy reach though, Nailsea offers a good range of amenities available including large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers, a bank and professional offices.

The town is surrounded by picturesque open countryside including the nearby National Trust owned Tyntesfield estate in the next door village of Wraxall.

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



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