



Nailsea Court, £440,000

- BALCONY WITH FAR REACHING VIEWS
- MASTER BEDROOM WITH EN-SUITE
- SUPERBLY PRESENTED THROUGHOUT
- OFF ROAD PARKING
- GREENSIDE LOCATION
- council tax band F
- EPC Rating: D



 3  2  1



About the property

Overlooking the green!

A superb property with lots of accommodation and all presented in immaculate condition throughout. It is located in the enviable position with the green in front offering an open aspect. The current owners has input much to make this a lovely family home with bathrooms upstairs and down, an optional bedroom to the ground floor and flowing dining/family kitchen area leading out to a useful conservatory at the rear. There is a summerhouse or home office located to the rear of the garden which may come in handy for home workers.

The main bedroom upstairs has an ensuite shower area and a rear balcony which overlooks the surrounding area and the sea beyond, ideal for those lazy summer evenings.

There is parking off road to the front of the property. View early to avoid disappointment.



Accommodation

Front Door To Lobby

Living Room

12' 11" x 11' 3" (3.94m x 3.43m)

Bedroom/office

10' 8" x 8' 6" (3.25m x 2.59m)

Shower Room

10' 9" x 4' 6" (3.28m x 1.37m)

Dining Room

13' 8" x 9' 10" (4.17m x 3.00m)

Sitting Room

13' 3" x 7' 7" (4.04m x 2.31m)

Kitchen

7' 5" x 9' 10" (2.26m x 3.00m)

Conservatory

Bedroom 3

14' 10" x 8' (4.52m x 2.44m)

Bedroom 2

12' 4" x 11' 5" (3.76m x 3.48m)

Bedroom 1

13' 6" x 10' 7" (4.11m x 3.23m)

Outside

Front Garden

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let