



12 Farmhouse Close, Nailsea, BS48 2HD
£279,950

Steven
Smith



Tucked away at the end of a quiet cul-de-sac, this two-bedroom semi-detached house has been recently updated and is offered for sale with no onward chain. The ground floor comprises a bright sitting room and modern kitchen/diner, with the first floor offering two generous bedrooms and a stylish bathroom. Outside, the property benefits from an enclosed rear garden with plenty of lawn and a patio area, as well as a front garden, garage and off-road parking. Farmhouse Close is conveniently situated within the heart of Nailsea's town centre and is within walking distance from the High Street, local supermarkets and Nailsea School. A fantastic property which is certain to appeal to a wide range of buyers!

Accommodation (all measurements approximate)
GROUND FLOOR

Front door opens to the entrance hall, with stairs rising to first floor. Door opens to:

Sitting Room 15' 2" x 10' 0" (4.62m x 3.05m)

A bright living space with access to understairs storage cupboard. Window to front.

Kitchen/Diner 13' 2" x 7' 5" (4.01m x 2.26m)

Beautifully fitted with a range of wall and base units with quartz working surfaces and shaker style fronts. Integrated appliances include electric oven, gas hob

and extractor, washing machine, slimline dishwasher and stainless steel sink. Space for fridge freezer. Wood effect floor, tiled splashback, window to rear, door to rear garden.

FIRST FLOOR

Landing. Providing access to first floor rooms and loft hatch.

Bedroom 1 11'10" x 13'1" max 9'11" min

Spacious double bedroom with overstairs storage cupboard and recess for wardrobes. Window to front.

Bedroom 2 10' 11" x 6' 9" (3.32m x 2.06m)

Large single bedroom or home office. Window to rear.

Bathroom

With white suite comprising toilet, sink with vanity unit and bath with mixer tap and mains rainfall shower over. Partially tiled walls, tiled floor, spotlights, obscure window to rear.

OUTSIDE

Accessed via Farmhouse Close, the driveway offers parking for one car and a single garage with side door. The front garden is laid to lawn and bordered by a path leading to the front door and gate to rear garden.

Rear Garden

The back door opens onto a patio area, with steps leading up to a lawn with stone wall to the front border. Gate to rear footpath.

In accordance with the Estate Agents Act 1979, please note that the vendor of the property is an employee of Steven Smith Town and Country Estate Agents Ltd.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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 End of Terrace House

 Freehold

 2

 Garden

 1

 B

 1

EPC D

 Gas Central Heating

 Garage and Parking





Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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