

Windsor Drive, Nailsea - The perfect retirement location
Nailsea, North Somerset

Offers in the Region of
£395,000



Found in what is arguably one of the finest retirement bungalow settings in Nailsea, this freehold detached two-bedroom home for the over-55s enjoys a peaceful central position just moments from the town's excellent amenities. Available with no onward chain, the bungalow combines privacy, comfort and low-maintenance ease in a beautifully arranged cul-de-sac of just 12 homes.

An Attractive and Exceptionally Convenient Retirement Bungalow (Over 55's)

There are certain places in Nailsea where life simply becomes that little bit easier – and Windsor Drive is undoubtedly one of them.

Perfectly and precisely tucked away in an intimate landscaped cul-de-sac of just twelve individually designed detached bungalows, this charming two-bedroom home offers the rare combination of privacy, community, and absolute convenience. Quite literally a stone's throw from Waitrose and the High Street shops, cafés, restaurants, and amenities, the location allows you to leave the car at home and enjoy town living at its most practical without exorbitant service charges and thousands of pounds for a parking space (here, they are included and accessible). Tucked away in what is arguably one of the finest retirement bungalow settings in Nailsea, this freehold detached two-bedroom home for the over-55s enjoys a peaceful central position just moments from the town's excellent amenities. Available with no onward chain, the bungalow combines privacy, comfort, and low-maintenance ease in a beautifully arranged cul-de-sac of just 12 homes.





Available now and without delay, the property is ready for its next chapter.

A Home Designed for Comfort & Simplicity

Built in the mid-1990s specifically for the over-55s, this freehold bungalow has been thoughtfully improved in recent years, ensuring peace of mind and low-maintenance living.

Step inside and you are welcomed by a generous reception hall with loft access and useful storage. There is also a storage cupboard recessed just outside the front door in the open porch area. Within the bungalow an upgraded Worcester gas-fired combination boiler provides efficient central heating and hot water for added efficiency.

The principal reception room is very comfortably proportioned and usable as a lounge, dining room, or just a living room with good dining space in the kitchen as an option; the living room is cosy and enjoys an outlook to the low-maintenance landscaped private rear garden, with French doors leading out to the predominantly paved patio area. The French door creates a delightful connection to the outdoors throughout the seasons, with the garden taking advantage of sunshine right into the late afternoon and early evening in the summer.

The sizeable double-aspect kitchen breakfast room is bright, airy, and perfect for informal dining with ample table space, an attractive and bright double aspect, and a good range of fitted wall and floor cupboards, creating a practical and sociable layout with plenty of appliance space.

Two well-proportioned bedrooms provide good further living accommodation, with the principal bedroom overlooking the rear garden. The bathroom has been altered to provide a shower enclosure in lieu of the original bath, which is for most much more useable, and unlike many retirement properties, this bathroom has a window to the side, a small point but important for fresh air.

Outside – Private Yet Manageable

One of the great advantages of Windsor Drive is that each bungalow enjoys its own private space while benefitting from communal surroundings.

The rear garden is enclosed and designed for ease of maintenance, laid primarily to a paved patio—ideal for outdoor seating and dining right into the late evening without the burden of heavy upkeep. The front garden is lawned, offering an attractive approach to the property.

A reserved, own driveway parking space sits directly outside the bungalow, supplemented by visitor parking within the cul-de-sac—which is particularly useful when friends and family call by.

The communal areas, including sweeps of level lawn, are maintained for residents, with a modest annual management charge of approximately £250, ensuring the setting remains tidy and well-presented year-round.





Energy Performance

EPC Rating: D

Service and Outgoings

All mains services are connected. Gas central heating through radiators. High-speed broadband services are available. uPVC double glazing. There is a very reasonable annual service charge that covers maintenance of communal areas and while the service charge is subject to annual review, it is less than 1/10th of the amount charged at the least expensive of the nearby retirement flats. The Council Tax Band is C

Construction

The bungalows are traditionally constructed, and have attractive antique-style faced brick elevations.

The Hensons View

Properties like this are increasingly sought after—not simply because they are manageable and secure, but because they allow independence without isolation. The combination of a small, purpose-built cul-de-sac setting that is beautifully laid out, maintained, and landscaped and the immediate proximity to Nailsea's amenities is a powerful one.

For those seeking a perfectly located, low-maintenance home where daily life becomes refreshingly straightforward, Windsor Drive represents an exceptional opportunity.

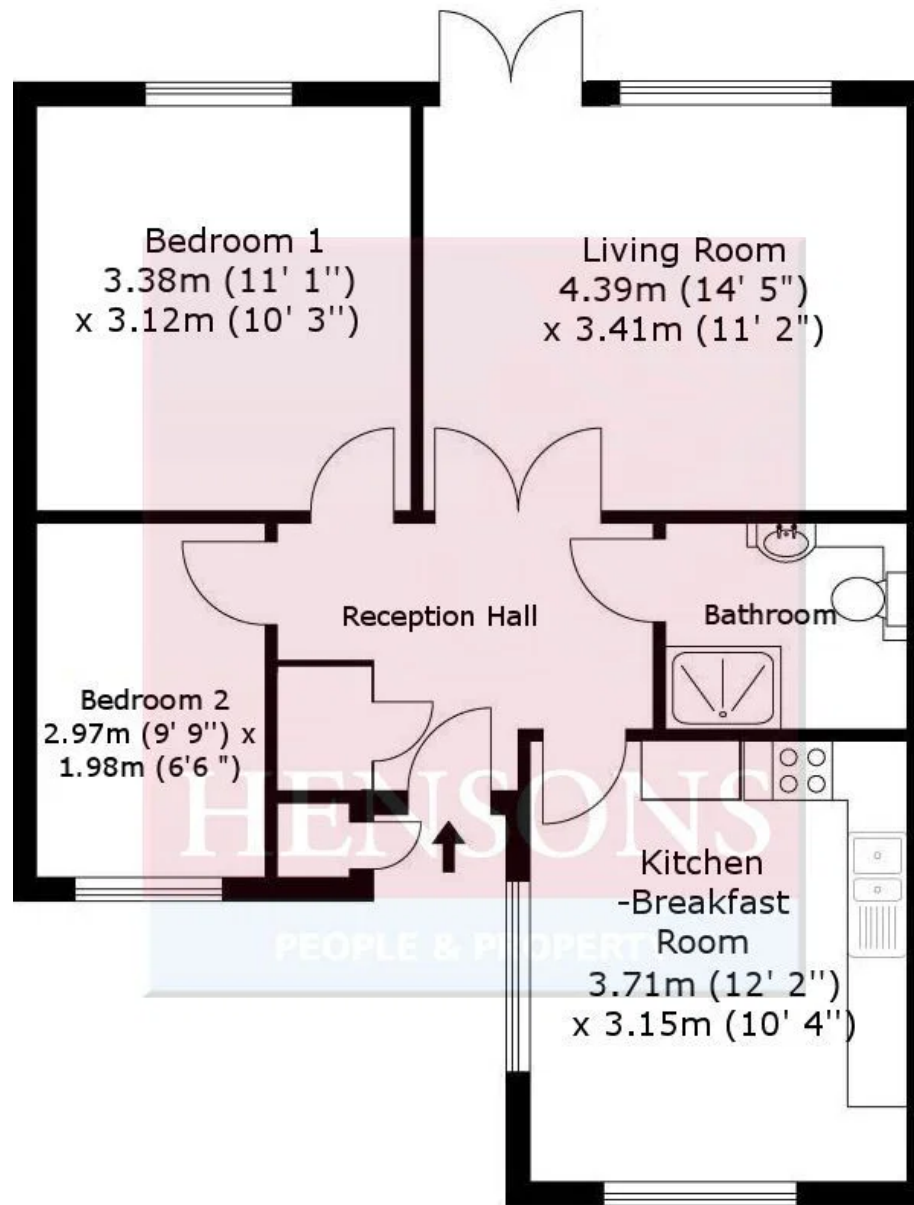
We will be delighted to show you around. **Tel: 01275 810030**

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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