

Westway, Nailsea - perfectly placed away from busy roads but with easy access to the town centre

Nailsea - Offers in the Region of £425,000

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PEOPLE & PROPERTY







The Bungalow and Gardens
Offered for sale with no onward chain, this attractive detached bungalow enjoys a highly convenient position on one of the town's popular residential avenues, within easy reach of the excellent range of amenities available in the centre but well away from through traffic and public car parks. For those seeking the simplicity and joy of single-level living without compromise, this is a home that combines practicality, comfort, and a pleasing sense of space that has been comprehensively and tastefully modernised in recent years and is set within level and kept gardens.

The bungalow is approached via an easily managed front garden, enclosed by a low stone wall and laid mainly to lawn with established shrub and floral borders. A tarmacadam driveway leads to the garage, immediately giving the sense of a property that has been carefully maintained and thoughtfully looked after.

Once inside, a spacious entrance hall provides a welcoming first impression and sets the tone for the accommodation beyond. There is a natural ease to the layout, with all principal rooms leading from the hall, together with useful storage, loft access with a ladder, and an airing cupboard housing the boiler.

The main reception room is a particularly generous sitting/dining room, a light and comfortable space with a large picture window drawing in plenty of natural light from the front. It is easy to imagine this as the heart of the bungalow, with ample room for both relaxed seating and a dining table for family meals or visiting guests.

The kitchen lies to the rear and is has been refurbished well with a good selection of contemporary wall and base units with complementary work surfaces over them, an inset sink, built-in oven, together with space for further appliances. It is both practical and well arranged and is complemented by a separate utility room which adds greatly to the day-to-day functionality of the bungalow. Here there is additional storage, a further sink, space and plumbing for laundry appliances, access to the rear garden, and an internal door

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The garage itself has power connected, an electric roller door, a side window, and the added benefit of a cloakroom fitted with WC and wash basin.

The three bedrooms are all well proportioned, giving the bungalow a flexibility that will appeal to a range of buyers. The principal bedroom is a comfortable double room overlooking the rear garden and includes a built in wardrobe. Bedroom two is another well-proportioned room, also with built in wardrobe storage, while bedroom three offers further versatility, whether used as a bedroom, guest room or perhaps a study or somewhere to watch the cricket, etc.

Serving the bedrooms is a smartly appointed shower room, fully tiled and fitted in a clean contemporary style with a walk-in shower featuring both waterfall and handheld fittings, together with a pedestal wash basin, WC, heated towel rail, and radiator.

Outside
The bungalow is approached via a level tarmacadam drive that provides parking and leads to the attached garage with a powered roller door to front, a window to side, light and power connected, a door to the utility room, and a door to the WC.

The rear garden is an especially appealing feature. Fully enclosed and level, it has been designed to be both attractive and manageable, with a paved patio and pathways, an area of lawn, established shrub borders, and a selection of trees, including a pear tree. It is a garden that feels private and easy to enjoy, whether for quiet morning coffee, light gardening, or simply sitting out in the warmer months.

Altogether, this is a well-balanced and well-cared-for bungalow, offering spacious bungalow accommodation in a convenient and sought-after location close to the heart of the town. With no onward chain, it presents an excellent opportunity for a smooth move into a bungalow that is ready to enjoy from the outset.

Construction:
The property is traditionally constructed and was built by a respected local building company..

Services & Outgoings:
All main services are connected. Telephone connection. Gas fired central heating through radiators. Full double glazing. High speed and superfast broadband are available with download speeds up to 1Gb or better via fibre. Cable TV services are also available. Council Tax Band D

Energy Performance Certificate:
The bungalow has been assessed for energy performance as band C-70

Viewing:
By appointment with the Sole Agents: Hensons









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The bungalow is approached via an easily managed front garden, enclosed by a low stone wall and laid mainly to lawn with established shrub and floral borders. A tarmacadam driveway leads to the garage, immediately giving the sense of a property that has been carefully maintained and thoughtfully looked after.

Once inside, a spacious entrance hall provides a welcoming first impression and sets the tone for the accommodation beyond. There is a natural ease to the layout, with all principal rooms leading from the hall, together with useful storage, loft access with a ladder, and an airing cupboard housing the boiler.

The main reception room is a particularly generous sitting/dining room, a light and comfortable space with a large picture window drawing in plenty of natural light from the front. It is easy to imagine this as the heart of the bungalow, with ample room for both relaxed seating and a dining table for family meals or visiting guests.

The kitchen lies to the rear and is has been refurbished well with a good selection of contemporary wall and base units with complementary work surfaces over them, an inset sink, built-in oven, hob and an extractor, together with space for further appliances. It is both practical and well arranged and is complemented by a separate utility room which adds greatly to the day-to-day functionality of the bungalow. Here there is additional storage, a further sink, space and plumbing for laundry appliances, access to the rear garden, and an internal door through to the garage. The garage itself has power connected, an electric roller door, a side window, and the added benefit of a cloakroom fitted with WC and wash basin.

The three bedrooms are all well proportioned, giving the bungalow a flexibility that will appeal to a range of buyers. The principal bedroom is a comfortable double room overlooking the rear garden and includes a built in wardrobe. Bedroom two is another well-proportioned room, also with built in wardrobe storage, while bedroom three offers further versatility, whether used as a bedroom, guest room or perhaps a study or somewhere to watch the cricket, etc.

Serving the bedrooms is a smartly appointed shower room, fully tiled and fitted in a clean contemporary style with a walk-in shower featuring both waterfall and handheld fittings, together with a pedestal wash basin, WC, heated towel rail, and radiator.

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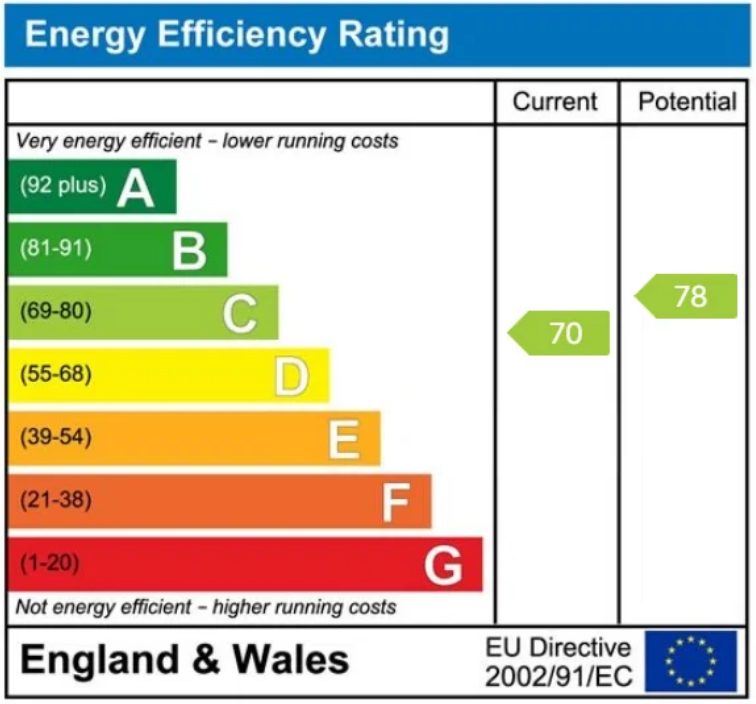
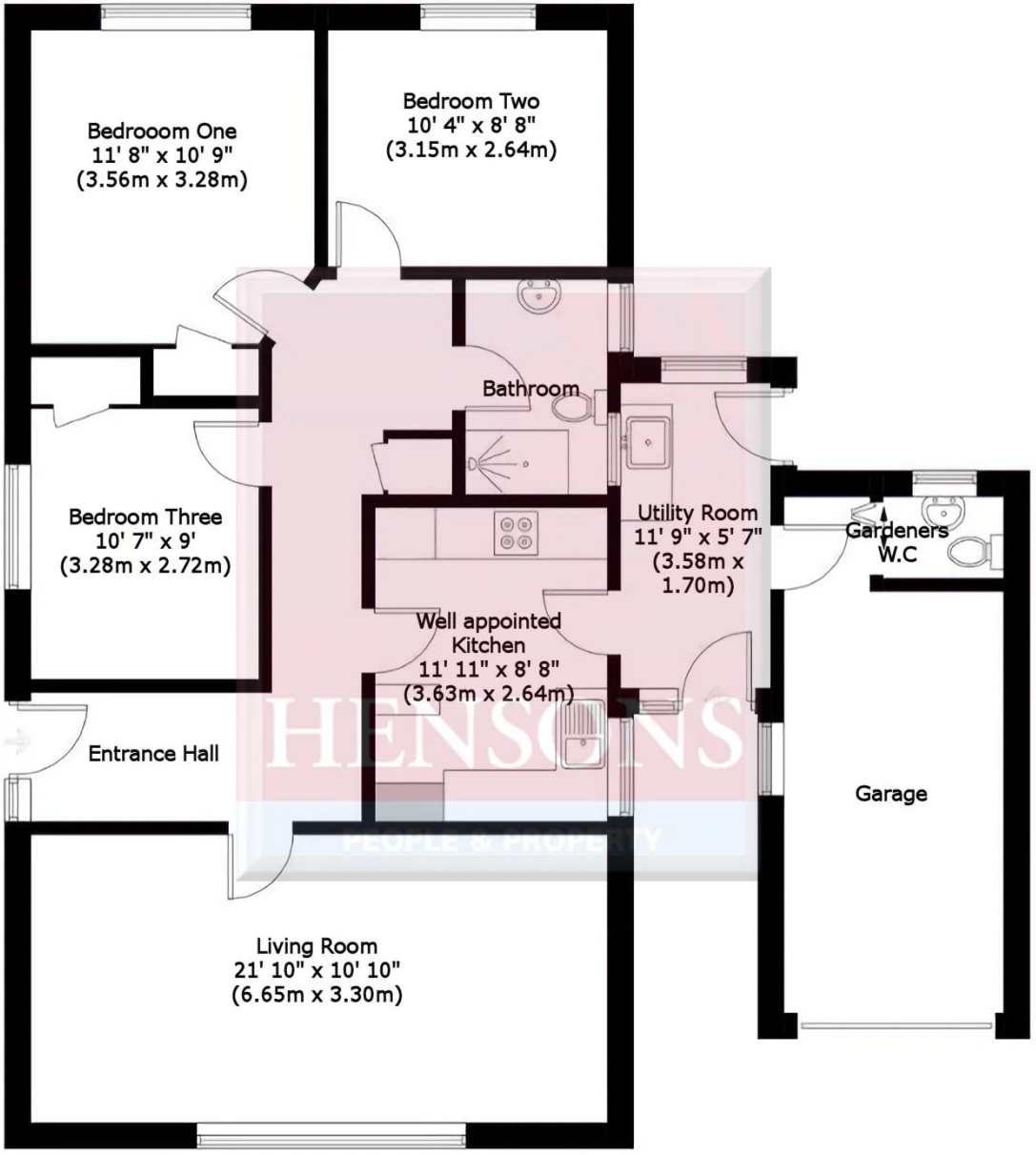

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
70
78
England & Wales
EU Directive 2002/91/EC



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