



French Close, Nailsea - a level central setting perfect for shops, buses etc but away from any busy roads.

Nailsea - £205,000





An attractive first home, or the perfect property for downsizers. A spacious two double bedroom ground floor apartment found in a quiet avenue within easy reach of all the town centre amenities.

This very comfortable apartment offers remarkably spacious accommodation that is bright and airy with a generous living room and two excellent bedrooms. The design is superb with a good amount of built-in storage space complemented by a very useful storeroom that is in a convenient block just across the garden. This space is ideal for bicycles, etc., and there is also a communal bin store elsewhere.

The location is ideal in many respects, with the town centre easily accessible while the property enjoys a peaceful setting away from through traffic. Nailsea's many amenities are all close at hand, with bus stops on the High Street providing good access to Bristol, Clevedon and nearby Nailsea & Backwell station.

A communal hall with video entry door control opens to the building entrance hall with a well-lit staircase serving the upper apartments' doors to the two ground-floor properties and a door out to the garden area at the rear of the building.

### Apartment Accommodation

A half-glazed front door opens to an entrance vestibule with a further door leading to:

With panelled doors to the bedrooms, bathroom and:-

### Living Room

There will be many house owners that will envy the properties of this lovely airy living room with its broad double glazed window to the front allowing plenty of natural light. There is a double radiator, a feature fireplace and a built in storage/airing cupboard.

The living room is amply able to accommodate a lounge suite and a dining table, etc., for use as a lounge diner if required.



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Returning to the hall, a doorway opens to the separate **kitchen** that enjoys direct access to and overlooks the garden at the rear. The kitchen is with a good range of wall and floor cupboards, plenty of laminated work surfaces with an inset single drainer stainless steel sink unit, a space for a slot-in cooker which may be included in the sale by negotiation, ample additional appliance space and a breakfast bar. An arch front recess, the former pantry houses the wall-mounted Worcester combi boiler that has been installed in recent years adding enormously to the energy efficiency

### **Bedroom 1**

A superb double bedroom with a double radiator and a uPVC double-glazed window overlooking the front.

### **Bedroom 2**

An excellent second double bedroom with a double radiator and uPVC double glazing at the rear.

### **Bathroom**

Fitted with a classic white suite comprising a shower enclosure with an electronic shower, a vanity unit with a wash hand basin inset and a close coupled WC, the shower surrounds are easy to keep wipe down acrylic panels, there is a frosted uPVC double glazed window and a radiator.

### **Outside**

In the communal rear garden area there are two storage areas, one a particularly good-sized external store providing ample space for bicycles and larger items. In addition, there is a bin store for full-size domestic wheelie bins.

The gardens surrounding the building are maintained by the management company and are laid mainly to lawn, while parking is available on the road in French Close with spaces usually available.

### **Services, Outgoings & Construction**

Mains water, gas, electricity and drainage are connected. Double glazing. High-speed broadband is available, including superfast fibre broadband and cable broadband services in the road with download speeds of 1Gb or higher. Heating is provided by a Worcester gas combi boiler that was replaced in 2009 and is annually serviced. We understand that the building is of traditional construction. The electrical circuitry at the property was checked and certified as safe in April 2021.

**Council Tax** Council Tax Band A.

### **Energy Performance**

The flat has been assessed at C-71 for energy performance, a very efficient rating and higher than the national average of D-60.

### **Tenure**

The property is offered on a leasehold basis with a term of 125 years from 26th September 1988 (87 years remaining) Service Charges including ground rent is £84.72 PCM reviewed every 6th April.





### About Nailsea

Still known affectionately by many as 'the village,' Nailsea is the smallest of the four North Somerset towns but the most conveniently placed for Bristol at just 8 miles from the city. A good range of amenities are available, including large Tesco and Waitrose supermarkets, doctors' and dental surgeries, a pedestrianised shopping centre, a banking hub, nationally known and smaller independent retailers, and professional offices.

There are additional local shops within walking distance of the property, while a monthly farmers' market is an attraction, and there is a good selection of cafes, pubs and restaurants.

There is high employment, and the schools are good, with Golden Valley and St. Francis schools close by. Nailsea and Backwell secondary schools are also both within easy reach.

Though well placed for the commuter, Nailsea is surrounded by pretty North Somerset countryside but with easy access to other major centres in the area and access to the Sustrans national cycle network with a good route to Bristol and other destinations. Junctions 19 and 20 of the M5 are less than 6 miles away, giving easy access to the country's motorway network, and a mainline rail connection is available at Nailsea and Backwell Station, which is within walking distance, with direct trains to Bristol, Filton Abbey Wood, Bath and London Paddington.

**N.B.** 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.

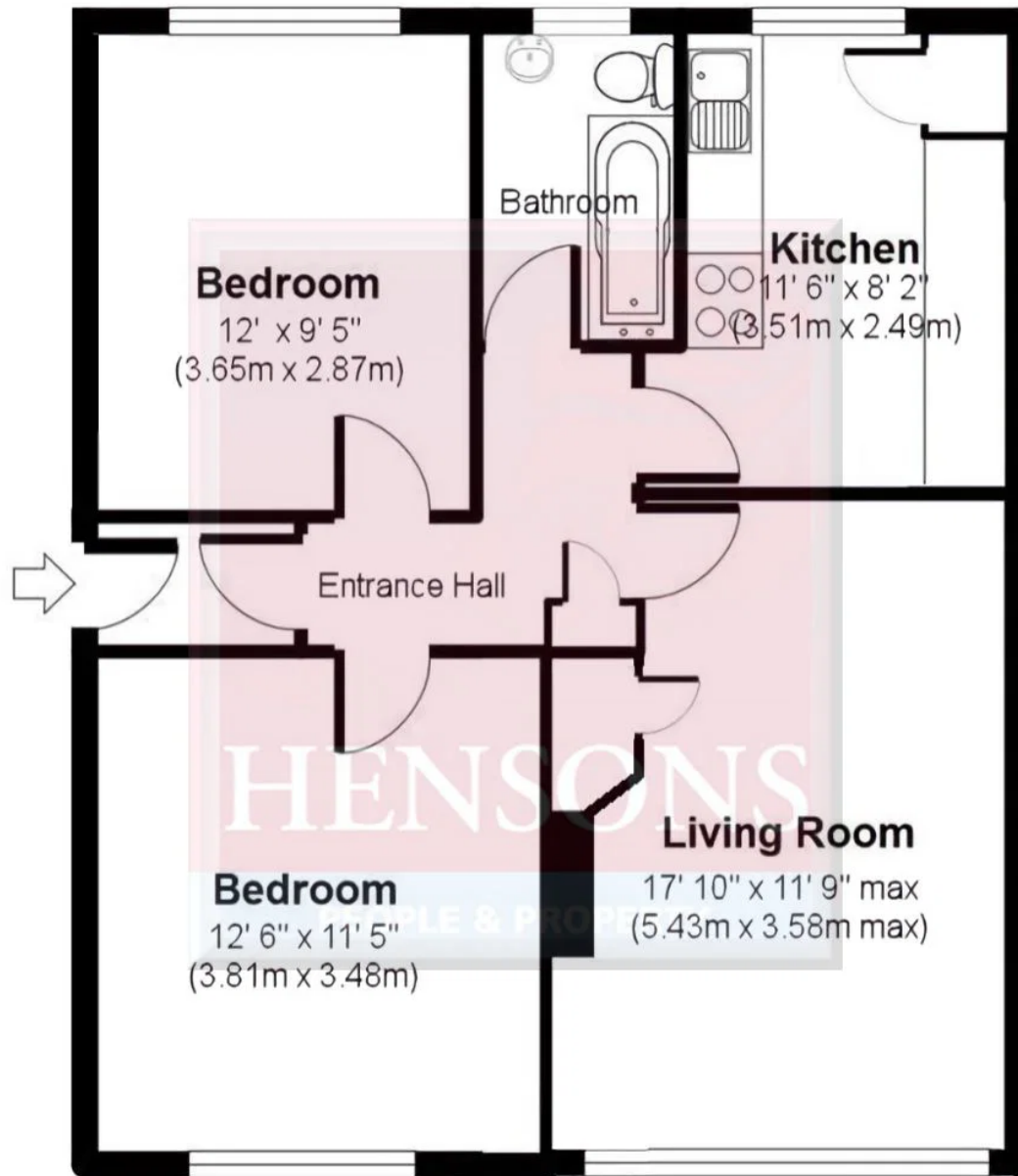
All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the seller's conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas is only an 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 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.

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### Viewing

Only by appointment with the sole agents: Hensons 01275 810030





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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