



## 4 ASHTON CRESCENT

Nailsea, BS48 2JR

Price £335,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

## NO ONWARD CHAIN -

Nestled in the charming area of Ashton Crescent, Nailsea, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned double bedrooms, this property is ideal for a single person couples, or those seeking a peaceful retirement retreat. The bungalow features a welcoming reception room, providing a warm and inviting space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely atmosphere throughout. The shower room is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the lovely large rear garden with fruit trees and well maintained lawn. To the front is a driveway for two cars and a single garage and tidy lawn. The surrounding area boasts a friendly community vibe, with local amenities, parks, and shops just a short distance away, making daily life both convenient and enjoyable. This bungalow presents an excellent opportunity for those looking to settle in a tranquil environment while still being close to the vibrant life of Nailsea. Whether you are a first-time buyer or seeking a low-maintenance home to retire to, this property is sure to impress. Do not miss the chance to make this charming bungalow your new home.

## Situation

Nailsea is best suited to those looking for a quieter, community-focused town with easy access to both the countryside and Bristol. With local markets, green spaces, and nearby major attractions, it's ideal for day trips, family outings, or weekend getaways.

Tucked just eight miles southwest of Bristol, the town of Nailsea is a hidden gem in North Somerset — offering a peaceful village atmosphere, rich industrial heritage, and surprising cultural vibrancy.

Nailsea is ideal for anyone who wants a slower pace without sacrificing connection — a place where you can enjoy a walk through the woods in the morning, shop at a local market by midday, and catch a direct train to Bristol for dinner or work.

## The local area

The local area\*

1.2 miles - Backwell Lake

1.4 miles - Nailsea & Backwell train station

3.3 miles - Tyntesfield National Trust

5.6 miles - Clevedon Pier

\* Distances are approximate & sourced from Google Maps

## Local Authority

North Somerset Council Council Tax Band: C

Tenure: Freehold

EPC Rating: D



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	87
(69-80) C	
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

# PROPERTY DESCRIPTION

NO ONWARD CHAIN.

This well presented two bedroom semi-detached bungalow occupies a lovely position on a popular residential road in Nailsea and comes with the benefit of no onward chain and vacant possession. The accommodation has been updated and is extremely well presented briefly comprises entrance hallway, modern kitchen overlooking rear garden, good size lounge, two double bedrooms and shower room. Offering a pleasant, private, enclosed garden, with views towards Tickenham Hill, and parking for two cars, viewing is highly recommended.

## Entrance Hall

Double glazed main door from the front and additional door to the rear garden, access to the lounge/dining room.

## Lounge

18'3" × 11'0" (5.56 × 3.35)

Front aspect double glazed window, radiator, door to inner lobby.

## Kitchen

8'10" × 7'11" (2.69 × 2.41)

Newly installed fitted kitchen with matching work surfaces, tiled splash backs, integrated appliances and space for a breakfast table. Finished with a range of base and eye level cupboards, drawers, sink unit with mixer set tap, built in oven, hob, extractor, space for a fridge and integrated washing/dryer. There is also double glazing and power points.

## Hallway

There is a tall storage cupboard/linen cupboard, access doors to both bedrooms and shower room.

## Master Bedroom

12'7" × 10'8" (3.84 × 3.25)

Double glazed window to the front aspect, radiator.

## Bedroom Two

12'1" × 7'7" (3.68 × 2.31)

Double glazed window to the rear overlooking the gardens, radiator.

## Shower Room

Fitted with a suite comprising; tiled double shower enclosure with electric shower, wash hand basin and low level wc and a mirrored bathroom cabinet. Laminate flooring. Heated towel rail. UPVC double glazed window to rear.

## Front garden

To the front of the bungalow is a lawned garden enclosed by fencing and established shrubs with a low level wall, off street parking for two cars, external lighting and side path to the rear garden.

## Rear Garden

Over 70ft in length and 35ft wide, perfect for keen gardeners, the lawns are level and enclosed by trees for privacy with views of Tickenham Hill. Rear door to the garage.

## Garage

Single size garage with up and over door, courtesy door to the garden.

## Material Information

Additional information not previously mentioned

- Mains electric, gas and water.
- Water meter.
- Gas central heating.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the

Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

## PROPERTY DESCRIPTION

Flood Information:

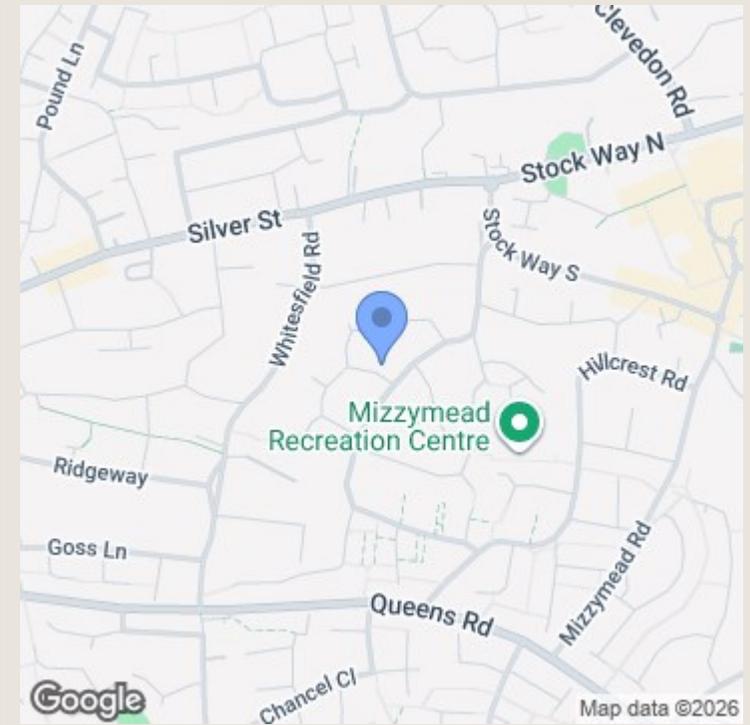
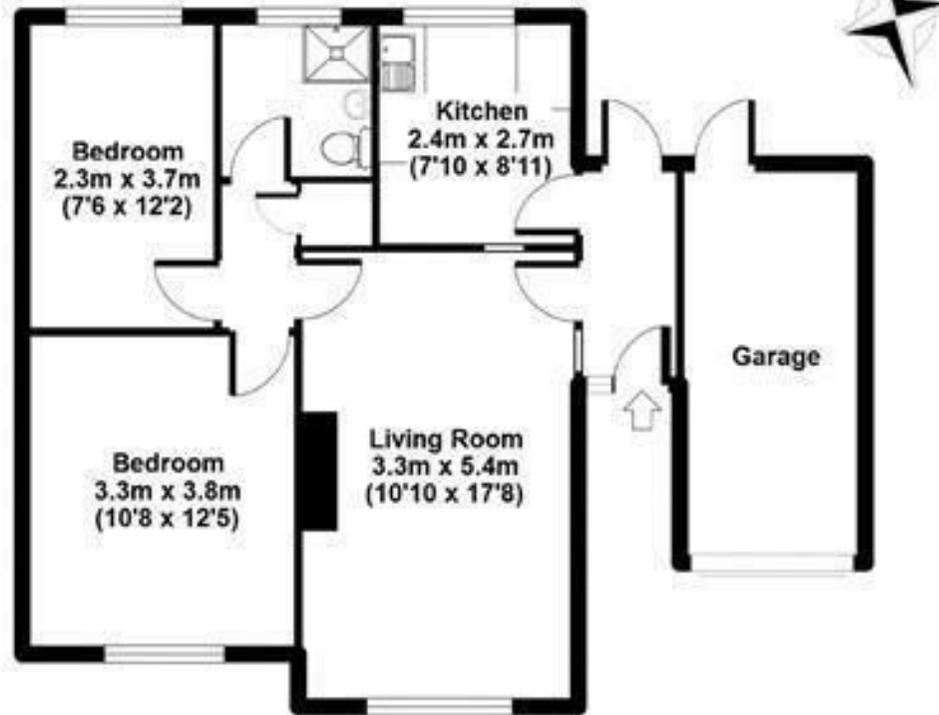
[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)







APPROX GROSS INTERNAL FLOOR AREA: 696 sq. ft / 65 sq. m



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

01275 341400

clevedon@mayfairproperties.net

### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

