

Front Garden

Tarmac driveway for one car and additional gravelled area for a second vehicle. Small lawned area. Outside light.

Garage

17'0" x 8'9" (5.18m x 2.67m)

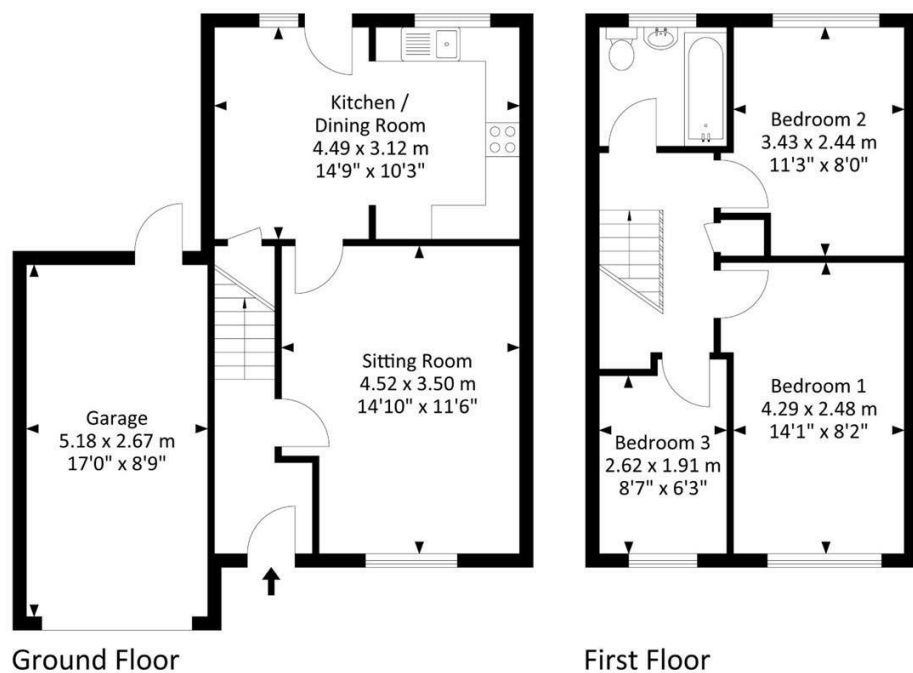
Accessed via an up and over door. Light and power connected. Rear pedestrian door.

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Vynes Way, Nailsea BS48 2UG

Approx. Gross Internal Area
752.40 Sq.Ft - 69.90 Sq.M
Garage Area
148.90 Sq.Ft - 13.80 Sq.M
Total Area
901.30 Sq.Ft - 83.70 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Tenure: Freehold

Floor area: 752.00 sq ft

Tax Band: D

Local Authority: North Somerset

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



31 Vynes Way, Nailsea, North Somerset, BS48 2UG

£390,000

NO ONWARD CHAIN. A perfect setting for this attractive, 3 Bedroom detached family home, located in the sought after Trendlewood area of the town offering well presented accommodation and a lovely private rear garden with potential to extend STP. Ideal for first time buyers & young families and for those looking to move swiftly, the property boasts light and airy accommodation and in brief, the UPVC double glazed and gas centrally heated property comprises: Entrance Hall, Lounge and Kitchen/Dining Room. On the first floor there are 3 Bedrooms and a Bathroom whilst externally there are gardens to the front and rear along with a garage and driveway parking space. EPC rating - C.

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Entrance Hall

Entered via a part glazed door. Stairs leading up to the first floor accommodation. Radiator, smoke alarm, thermostat for the central heating and door to the Lounge.

Sitting Room

14'10" x 11'6" (4.52m" x 3.51m")



UPVC double glazed window to the front. Ceiling coving, laminate flooring, radiator, TV and telephone point. Door to the Kitchen/Dining Room.



Kitchen/Dining Room

14'9" x 10'3" (4.50m" x 3.12m")



Fitted with a modern range of cream wall and base units with

square edge wood effect work surfaces. Inset stainless steel sink with drainer and mixer tap. Free-standing cooker with extractor over. Space and plumbing for an automatic washing machine and upright fridge freezer. Wall mounted boiler which serves the central heating and domestic hot water. UPVC double glazed window to the rear. The dining area has a large understairs storage cupboard, radiator, coving and UPVC double glazed door to the rear garden.



First Floor Landing

Doors to all 3 Bedrooms and Bathroom. Airing cupboard, smoke alarm and access to the loft.

Bedroom 1

14'1" x 8'2" (4.29m" x 2.49m")



UPVC double glazed window to the front. Radiator.

Bedroom 2

11'3" x 8'0" (3.43m" x 2.44m")



UPVC double glazed window to the rear. Radiator.

Bedroom 3

8'7" x 6'3" (2.62m" x 1.91m")



UPVC double glazed window to the front. Radiator.

Family Bathroom



Fitted with a white suite comprising: panelled bath with glass screen and electric shower, low level close coupled wc and pedestal wash hand basin. Radiator, shaver point and UPVC double glazed window to the rear.

Rear Garden



The rear garden is one of the main features of the property as it is surprisingly private and benefits from plenty of sunshine. Immediately off the Dining Room is a paved patio area which continues round to the side of the house behind the garage. The rest of the garden is laid to lawn. Fully enclosed by timber panel fencing. Outside cold water tap.

