



18 PENNANT WAY, NAILSEA , BRISTOL, BS48 4AW



## 18 PENNANT WAY

NAILSEA, BS48 4AW

### SUMMARY

Designed to the popular Kenford Special layout, the property features a spacious open-plan kitchen, dining and living area, creating a bright and sociable living space ideal for both everyday life and entertaining. French doors open onto a private, enclosed rear garden, providing an attractive outdoor space that is perfect for relaxing and al fresco dining.

The modern kitchen is complemented by a convenient downstairs WC and useful storage space. Upstairs, there are two generous double bedrooms, including a principal bedroom with en-suite shower room, together with a stylish family bathroom.

The property further benefits from two allocated parking spaces and solar panels, contributing to its exceptional energy performance and helping to keep running costs low.

Combining modern design, practical accommodation and outstanding efficiency, this attractive home is ideally located close to Nailsea's amenities, schools, transport links and surrounding countryside.

### LOCATION

Situated within the sought-after Parish Brook development, this modern home enjoys an enviable position on the edge of Nailsea, combining the convenience of a thriving town with the beauty of the North Somerset countryside.

The development benefits from attractive open green spaces, dedicated cycle routes and children's play areas, while miles of countryside walks can be accessed directly from the doorstep. Nearby attractions include the popular Backwell Lake Nature Reserve and an extensive network of footpaths and bridleways, making the area ideal for walkers, runners and dog owners alike.

Nailsea is widely regarded as one of the most desirable commuter towns serving Bristol, offering an excellent range of shops, supermarkets, cafés, pubs and community facilities. The town centre is just a short drive away, while highly regarded schools and leisure facilities further enhance its appeal for professionals, families and downsizers.

For commuters, the location is exceptionally well connected. Nailsea & Backwell railway station provides regular direct services to Bristol Temple Meads in around 15 minutes, as well as connections to Bath, Cardiff, Exeter and London Paddington. The nearby M5 motorway offers convenient access to the wider South West, Midlands and beyond, while Bristol Airport is approximately 20 minutes away by car.

The combination of modern living, excellent transport links, abundant green space and easy access to both Bristol and the surrounding countryside makes Parish Brook one of Nailsea's most attractive new residential addresses.

### ADDITIONAL INFORMATION

Tenure: Freehold

Council tax band: B (North Somerset council)

EPC A (Valid until 2032)

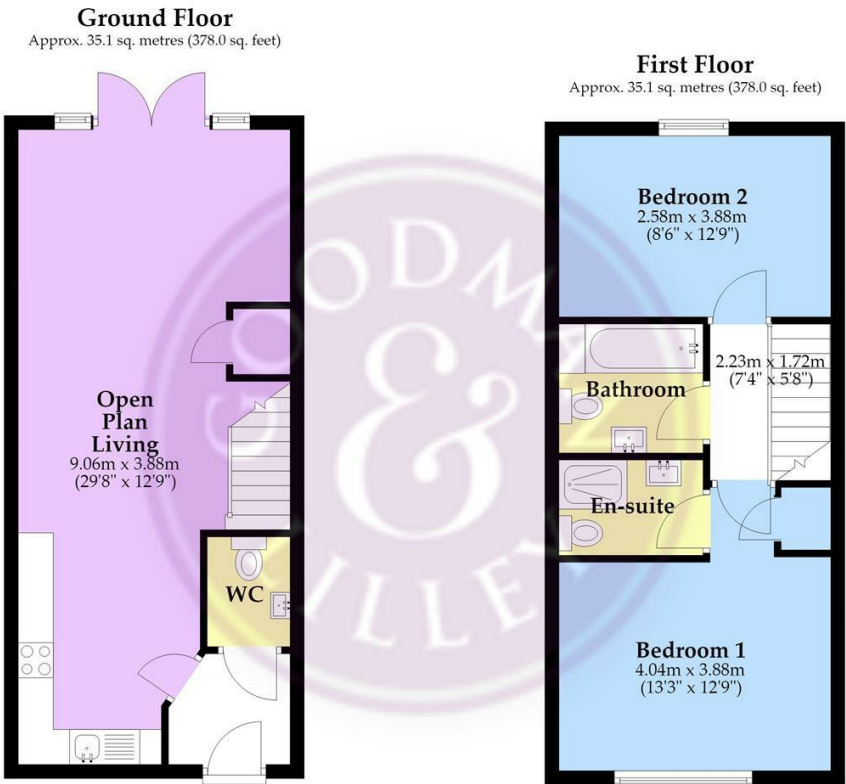
Services: Mains gas, electric, water & drainage







FLOORPLAN



Total area: approx. 70.2 sq. metres (756.0 sq. feet)

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.  
Plan produced using PlanUp.



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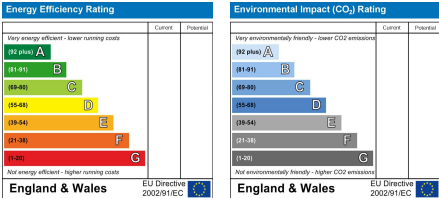
2 Bedrooms  
Tenure - Freehold

1 Reception Rooms  
Total 70.00 sq ft

3 Bathrooms  
Council tax band - B

- Modern build
- EPC A
- Popular development

- Off street parking
- Solar panels
- Semi rural location



Opening hours vary slightly in each office  
Mon to Fri - Usually 9am till 6pm  
Saturday 9.00am-4.00pm