



20 TRENDLEWOOD WAY

Bristol, BS48 4TA

Price £370,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

\* VENDOR FOUND ONWARD PURCHASE \* Conveniently situated on the edge of Nailsea, just a short walk from Nailsea & Backwell railway station with direct links to Bristol, this well presented semi-detached family home enjoys a generous plot with excellent outdoor space.

The accommodation briefly comprises of an entrance hall, a spacious lounge, and a kitchen/diner with useful under-stair storage and direct access to the rear garden. Upstairs offers two well-proportioned double bedrooms and a third single bedroom - ideal as a nursery, home office or child's bedroom. Externally, the property benefits from a generous and private rear garden, a good-sized front garden, garage, and driveway providing ample off-street parking.

The current owners have made improvements to the property, including the installation of a new gas combination boiler in 2024, together

## Situation

- 0.11 miles - Old Farmhouse Pub
  - 0.20 miles - St. Francis Primary School
  - 0.42 miles - Nailsea & Backwell Train Station
  - 0.68 miles - Tesco Supermarket
- Distances are approximate & sourced from Google Maps

## The local area

## Local Authority

North Somerset Council Council Tax Band: C  
 Tenure: Freehold  
 EPC Rating:



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

# PROPERTY DESCRIPTION

## Hallway

uPVC double glazed front door opening into the hallway, stairs rising to the first floor landing, radiator and door to;

## Lounge

14'2" x 13'11" (4.32m x 4.24m)

Updated uPVC double glazed window to front, radiator, television point and door to;

## Kitchen/Diner

17'5" x 9'2" (5.31m x 2.79m)

Updated uPVC double glazed window to rear, the kitchen comprises a range of matching eye and base level units with worktop space over and tiled surround, inset one and half sink with adjacent drainer and mixer tap over, mid-height electric oven, four ring gas hob with extractor over, built-in fridge and freezer, plumbing for washing machine, space for dining table and chairs, under-stair storage cupboard, radiator and updated uPVC double glazed door opening to the garden.

## Landing

Updated uPVC double glazed to side, storage cupboard, loft access and doors to;

## Bedroom 1

10'1" x 9'10" (3.07m x 3.00m)

Updated uPVC double glazed window to rear, built-in wardrobe and radiator.

## Bedroom 2

11'5" x 9'1" (3.48m x 2.77m)

Updated uPVC double glazed window to front, built-in wardrobe and radiator.

## Bedroom 3

8'1" x 7'7" max measurements (2.46m x 2.31m max measurements )

Updated uPVC double glazed window to front, above stair storage cupboard and radiator.

## Shower Room

Updated obscured uPVC double glazed window to rear, updated suite comprising low level W/C and hand wash basin set into storage vanity unit and corner shower cubicle, radiator and extractor.

## Rear Garden

Boasting a sunny south facing aspect, the rear garden is mostly laid to lawn and paving, enclosed by walls with an array of lovely mature trees, shrubs and plants.

## Garage & Driveway

17'0" x 8'3" (5.18m x 2.51m)

The garage has an up and over door to the front and glazed window to the rear. The driveway provides off street parking for two - three vehicles.

## Material Information

We have been advised the following:

Council Tax - C

Gas - Mains

Electricity - Mains

Water and Sewerage - Bristol and Wessex Water

Broadband - For an indication of specific speeds and supply or coverage in the area, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage).

Mobile Signal - No known restrictions, we recommend visiting the Ofcom checker at [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage).

Flood-risk - Please refer to the North Somerset planning website if you wish to investigate the flood-risk map for the area at [map.n-somerset.gov.uk/DandE.html](http://map.n-somerset.gov.uk/DandE.html).

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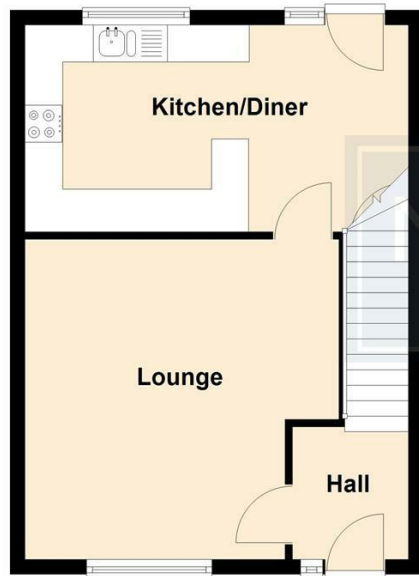






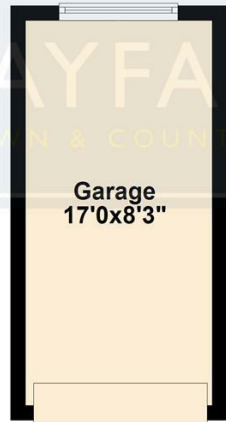
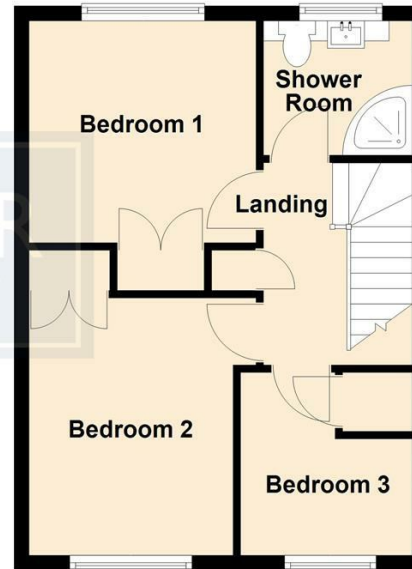
### Ground Floor

Approx. 546.1 sq. feet



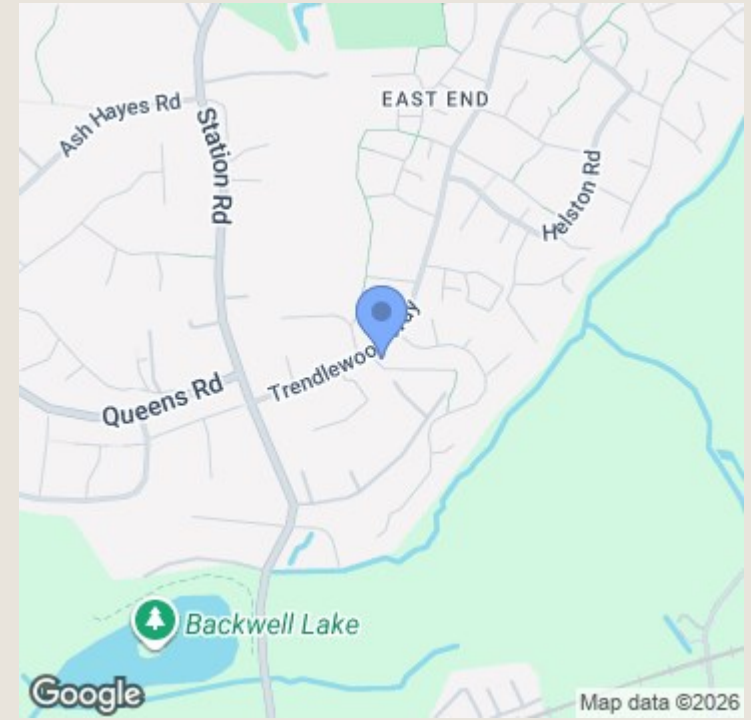
### First Floor

Approx. 401.6 sq. feet



Total area: approx. 947.7 sq. feet

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Plan produced using PlanUp.



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

