Rear Garden





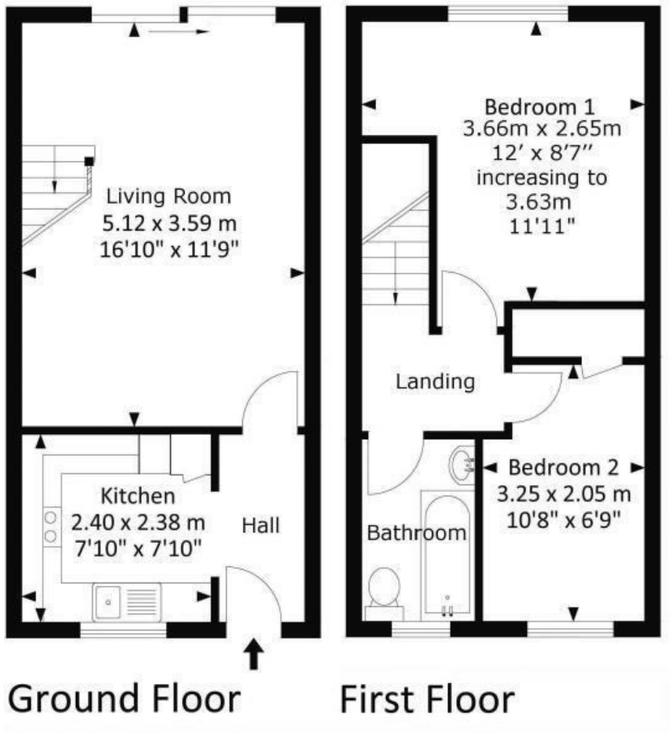
Fully enclosed by timber panel fencing to each side and stone wall to the rear, the rear garden enjoys a good degree of privacy, with an initial paved patio area and steps leading up to a further raised patio, ideal for outdoor seating and entertaining. Beyond this is an area of lawn, bordered by mature trees and established greenery, providing a pleasant leafy backdrop. There are also raised vegetable beds, space for potted plants and a useful garden shed.

Front Garden

Laid to lawn with steps to front door.

Garage & Parking

Located to the front of the property with driveway parking. The garage itself is accessed via an up and over door.



Tenure: Freehold
Floor area: 592.00 sq ft
Tax Band: C
Local Authority: North Somerset

2 1 1 C

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Ginos Estate Agents
6 Ryves Vale, Tickenham, BS21 6FZ
T. 01275 540 176 | sales@ginosproperties.co.uk
ginosproperties.co.uk

rightmove
The Property Ombudsman

Gino's Estate Agents







7 Wincanton Close, Nailsea, North Somerset, BS48 2SR

£285,000

Situated in a quiet and highly sought-after cul-de-sac just off Trendlewood Way, this attractive Tudor-style, Westbury-built two-Bedroom terraced home is beautifully presented throughout, boasting a modern and stylish interior complemented by a re-fitted Kitchen. Enjoying a light and airy feel, the property would make an ideal first home and is conveniently positioned within easy reach of excellent primary schools, the railway station and beautiful countryside walks. The well-appointed accommodation briefly comprises: Entrance Hall, re-fitted Kitchen and a spacious Lounge/Dining Room. To the first floor are two Bedrooms and a Family Bathroom, whilst externally the property benefits from gardens to both the front and rear, together with a single Garage and driveway parking for one vehicle. EPC rating – C.

Entrance Hall



Entered via a UPVC double glazed door with glazed panel. Opening to Kitchen and door to the Lounge/Dining Room. Radiator. Laminate flooring which runs through into the Kitchen.

Kitchen

7'10" x 7'10" (2.39m" x 2.39m")



Fitted with a modern range of white wall and base units with square-edged wood-effect work surfaces over and tiled splashbacks. Inset sink with swan-neck mixer tap, built-in electric oven with induction hob and extractor hood over. Space for an upright fridge/freezer and washing machine, integrated dishwasher and concealed wall-mounted boiler. UPVC double glazed window to front.



Lounge/Dining Room

16'10" x 11'9" (5.13m" x 3.58m")

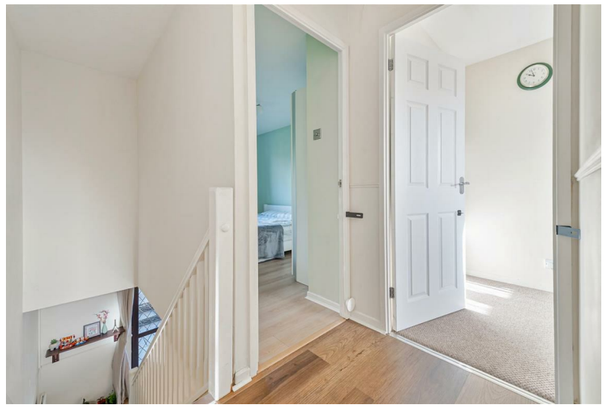


A lovely sized room with stairs ascending to first floor accommodation and useable space below. 2 radiators (one with a radiator cover), laminate flooring, smoke alarm and UPVC double glazed window and door opening to rear garden.





First Floor Landing



Access to the loft. Doors to both Bedrooms and Bathroom.

Bedroom 1

11'1"" x 10'11"" narrowing to 8'0"" (3.40m" x 3.35m" narrowing to 2.46m")



UPVC double glazed window to the rear. Radiator & engineered wood flooring.

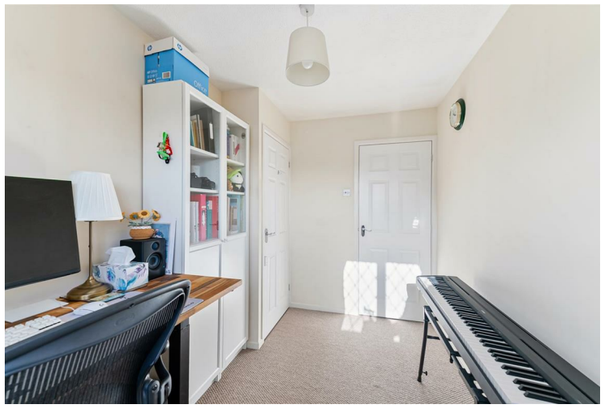


Bedroom 2

10'8" x 6'9" (3.25m" x 2.06m")



Built in storage cupboard. Radiator & UPVC double glazed window to the front.



Bathroom

7'10" x 4'8" (2.39m" x 1.42m")



Tiled and fitted with a suite comprising; Panelled bath with electric shower over. Low level close coupled wc and vanity unit with inset wash hand basin. Vinyl flooring, radiator and extractor fan. UPVC double glazed window to the front.