Hazelbury Close Bristol BS48 2DN | £399,950

marktempler
RESIDENTIAL SALES









Property Type
Bungalow - Detached

How Big
943.00 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
Garage and Driveway

Outside
Front and Rear

EPC Rating
D

Council Tax Band
D

Construction
Standard

Tenure
Freehold

Set within a small, private cul-de-sac in a central Nailsea location, this individual detached bungalow offers an appealing opportunity for those looking to downsize while retaining a comfortable home, private garden and convenient access to everyday amenities. Set back from the road, the property combines single-storey living with scope to adapt the accommodation to suit individual needs.

A welcoming entrance hall connects the principal rooms, with a fitted kitchen positioned to the front of the property. The generous living/dining room is a particular feature, enjoying plenty of natural light through large windows and doors which open onto and overlook the rear garden, creating a pleasant connection between inside and out. There are two well-proportioned double bedrooms and a shower room, completing the existing accommodation. The integral garage, adjoining the kitchen, offers useful storage and exciting potential to explore conversion into additional living space or a larger kitchen/dining room, subject to the necessary consents.

Outside, a driveway provides convenient off-road parking to the front. The established, west-facing rear garden offers a private setting in which to relax and enjoy the afternoon and evening sunshine. A patio provides space for outdoor seating, while the lawn and mature planting create an attractive green backdrop. A lower section, accessed via a ramp, offers further versatility and would make an ideal vegetable garden or growing area for those with green fingers.

The location is a real advantage, with Nailsea's Crown Glass shopping area and High Street within easy reach, offering a range of shops, cafés and everyday services. Local transport links also provide connections further afield, making this a practical choice for those seeking a manageable home without sacrificing convenience.





“An ideal home for downsizing, with a private west-facing garden and exciting scope to make it your own.”





HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there’s no obligation to use these services.







Material Information

UTILITIES
Mains electric, gas, water and drainage.

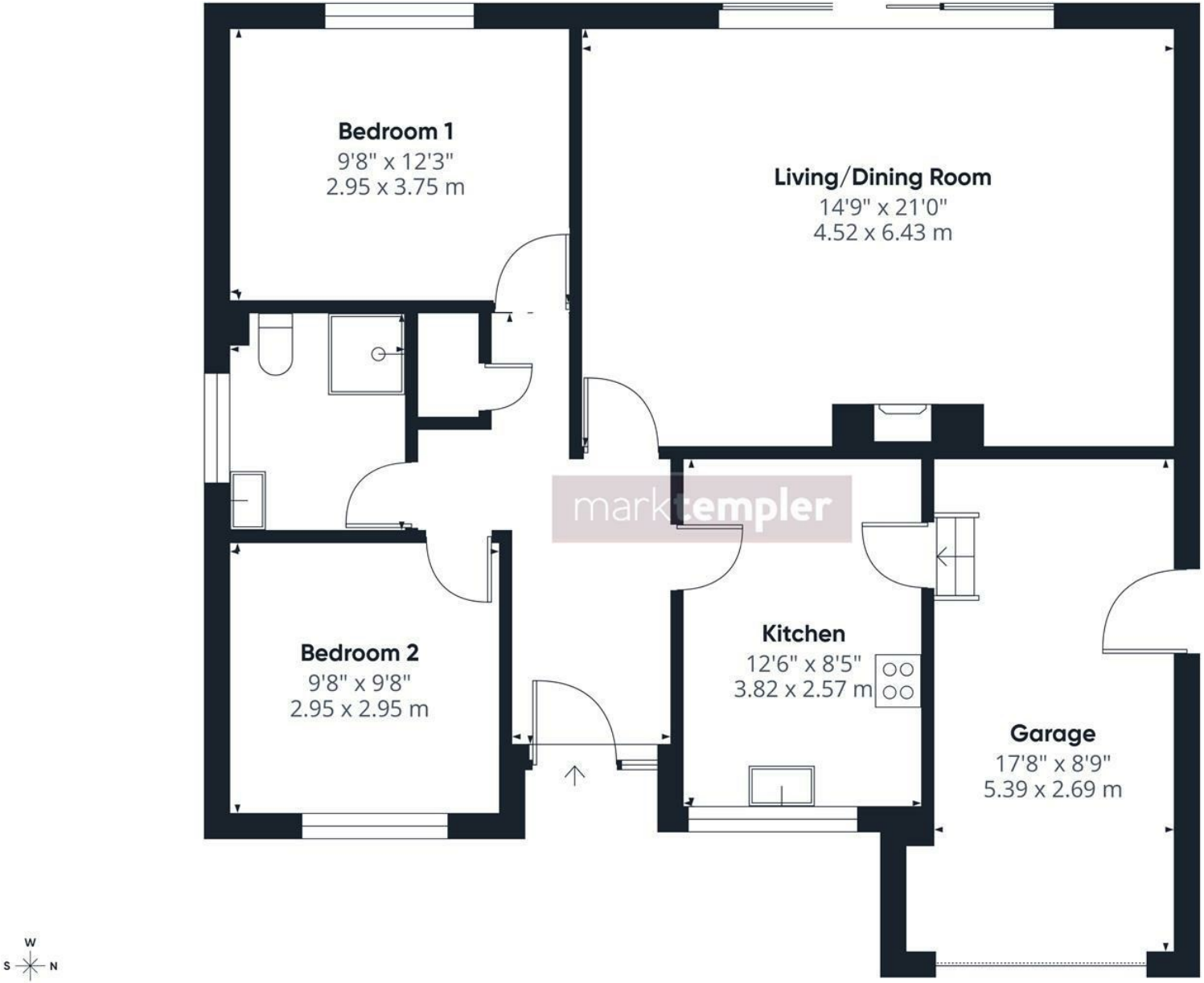
BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.
Mobile coverage is good outdoor and in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

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