

PARKER'S

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5 Friendship Terrace, Nailsea

Guide Price £375,000



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5 Friendship Terrace

Nailsea, Bristol

Originally the 18th-century Friendship Inn, this exceptional property was thoughtfully converted in 2014 to create a unique and characterful home. Now offered for sale with no onward chain and coming to market for the first time since its inspired transformation, this much-loved residence enjoys a prime, central location with excellent access to the town centre. A wide selection of supermarkets, independent shops, restaurants and coffee shops are all within easy reach, as are local schools, amenities and public transport links. Deceptively spacious and arranged over three floors, the accommodation combines period charm with modern convenience. The welcoming entrance porch retains the original welcome plaque above the door, while the inviting sitting room features the property's original inglenook fireplace, creating a cosy yet spacious atmosphere. The ground floor comprises a generous sitting/dining room, kitchen/breakfast room with fully integrated appliances and a cloakroom. On the first floor, the principal bedroom benefits from walk-in wardrobes and an en suite shower room, plus a well-appointed family bathroom. The second floor offers a remarkable open-plan space that was originally designed to be two bedrooms, providing flexibility for a variety of uses. Additional features include a large attached stone-built storage room, ideal for bikes or garden equipment.

Externally, the property offers a delightful courtyard garden to the rear whilst to the front, the garden is enclosed by natural stone wall and offers kerb appeal with minimal upkeep. This exceptional home combines historic charm with contemporary living and is ideally situated for enjoying all the amenities the town has to offer.

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Entrance Porch
The original Entrance Porch is both picturesque and practical, welcoming visitors with its historic charm. Inside, there is bench seating, tiled floor and overhead light.

Entrance Hall
Entered via UPVC double glazed door. Wood effect vinyl flooring and radiator. Stairs rising to first floor accommodation. Door to sitting room.

Sitting Room
This spacious yet cosy room features the original inglenook fireplace that formed the centre piece of the historic 18th century pub, now with inset wood burning stove. Radiator and deep sill UPVC double glazed window to front. Access to Inner Hallway.

Inner Hall
Walk in storage cupboard, door to Cloakroom and opening to Kitchen/Breakfast Room. Tiled floor and radiator. UPVC double glazed door to rear garden.

Cloakroom
Tiled and fitted with a white suite comprising; concealed cistern low level W.C. and wall mounted wash basin. Tiled floor and extractor. UPVC double glazed window to rear.



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Kitchen/Breakfast Room
Fitted with a range of wall and base units with complementary work surfaces and upstands over. Inset stainless steel sink and drainer with mixer and tiled splash backs. Built in electric double oven and hob with extractor over. Integrated fridge/freezer, dishwasher and washer/dryer. Wall mounted cupboard conceals 'Worcester' combi boiler. Shelved alcove and bench seating in UPVC double glazed window to rear. Tiled floor and 'Velux' skylights.

First Floor Landing
Balustrade staircase to Upper Floor. Radiator and deep sill, UPVC double glazed window to front. Doors to Principal Bedroom and Family Bathroom.

Principal Bedroom
Large, illuminated walk in wardrobe. Radiator and deep sill, UPVC double glazed window to front. Door to En Suite Shower Room.

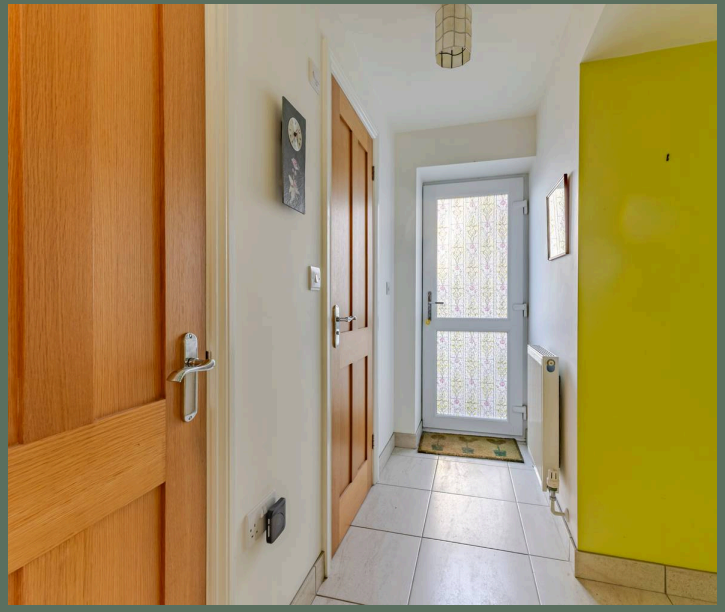
En Suite Shower Room
Attractive, fully tiled wet room fitted with thermostatically controlled, mains fed shower, concealed cistern low level W.C. and wall mounted wash basin. Heated towel rail, extractor 'Velux' window to rear.

Family Bathroom
Tiled and fitted with a white suite comprising; panelled bath with mixer tap and shower attachment, concealed cistern low level W.C. and wall mounted wash basin. Tiled floor, radiator and extractor. 'Velux' window to rear.

Second Floor Landing
Deep sill UPVC double glazed window with views to the hillside. Radiator and door to Bedroom 2.

Bedroom 2
Originally designed to be two bedrooms and easily converted back if required. Two radiators and two low level, deep sill UPVC double glazed windows to front.













Large Attached Stone Built Storage Room
Entered via double, metal doors with power connected, this space offers a superb storage facility or a potential work from home solution.

Rear Garden

This delightful courtyard garden is fully enclosed by natural stone wall and timber panel fencing with gated access to the rear. Laid to patio slabs and ornamental gravel, the garden enjoys a great deal of privacy. Outside tap and external lighting.

Front Garden

Enclosed by natural stone walling, the attractively landscaped but easily maintained garden, comprises an artificial lawn, paved pathways and decorative borders.

Driveway

2 Parking Spaces

Two block paved parking spaces.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

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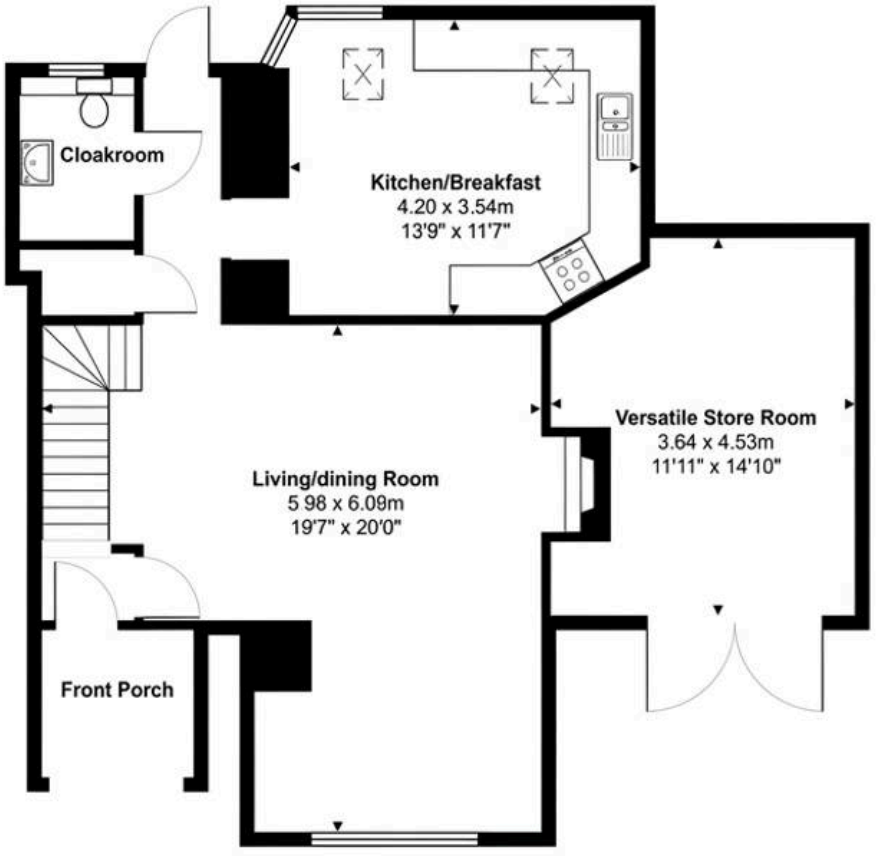

Ground Floor



First Floor



Second floor

Total Area: 131.4 m² ... 1414 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as used by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as ot their operability or efficiency can be given.



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