



A spacious semi detached 2 double bedroom bungalow in a level setting within easy reach of the town centre.

Nailsea - Offers in Excess of - £299,950





A generously proportioned two double bedroom semi-detached bungalow, enjoying a very convenient position within easy reach of an excellent range of shops, everyday amenities and transport links. The property offers bright, comfortable and easily managed accommodation, complemented by a private west-facing rear garden and a garage.

A welcoming entrance hall provides a pleasing introduction to the bungalow, with access to each of the principal rooms together with a generous storage cupboard and the loft space.

At the front of the bungalow, the traditional fitted kitchen includes a good range of farmhouse-style wall and floor cupboards with ample laminated work surfaces. There is space for a full-size slot-in cooker with an extractor above, together with provision for a washing machine, fridge and freezer. A wall-mounted Worcester gas boiler supplies hot water and central heating, while a useful built-in larder cupboard provides additional storage. A window brings plenty of natural light into the room while allowing a more open outlook to the front.



The spacious living room is a particularly appealing feature of the property. A broad, almost full-width picture window creates a wonderfully light and airy atmosphere, while the generous proportions provide ample room for both comfortable seating and a dining area.

There are two excellent double bedrooms positioned to the rear of the bungalow. The principal bedroom benefits from built-in wardrobes providing plenty of useful hanging and storage space.



Find it on our website

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There are two excellent double bedrooms positioned to the rear of the bungalow. The principal bedroom benefits from built-in wardrobes providing plenty of useful hanging and storage space. The second bedroom is similarly well proportioned and again takes advantage of an attractive outlook over the private, sunny rear garden.

The accommodation is completed by a bathroom fitted with a classic white suite, including a shower over the bath and full-height tiling.

The bungalow is neutrally decorated, fully double glazed and heated by an efficient Worcester Bosch gas boiler.

Outside

Selworthy Gardens is an attractive, landscaped cul-de-sac, allowing the property to enjoy a pleasant and relatively open outlook. The front garden is principally laid to lawn, with a pathway leading to the entrance.

The rear garden is level, private and particularly well orientated, enjoying sunny southerly and westerly aspects. It is enclosed by timber fencing, with gated side access providing convenient access to the garage.

Additional parking is available to the rear of the property.

Services & Outgoings

Mains water, gas, electricity and drainage are connected. Telephone connection. Gas-fired central heating through radiators. uPVC double glazing. High-speed broadband services are available in the area, including cable and fibre-optic services.





Energy Performance

The property has been assessed for energy performance and has an EPC rating of Band C-72, placing it above the national average for England and Wales.

Construction

The property is traditionally constructed.

Viewing

Only by appointment with the Sole Agents, Hensons. Call or email our friendly and knowledgeable team to arrange a viewing.

The Town

Nailsea is the smallest of North Somerset's four principal towns and is particularly conveniently placed for Bristol, which lies approximately 8 miles away.

The town centre is barely more than a five-minute walk from the property and offers an excellent range of everyday amenities, including Tesco and Waitrose supermarkets, doctors' and dental surgeries, a Post Office, library and pedestrianised shopping centre with a mixture of nationally known names and independent retailers. There is also a good selection of cafés and restaurants together with a leisure centre and gym.

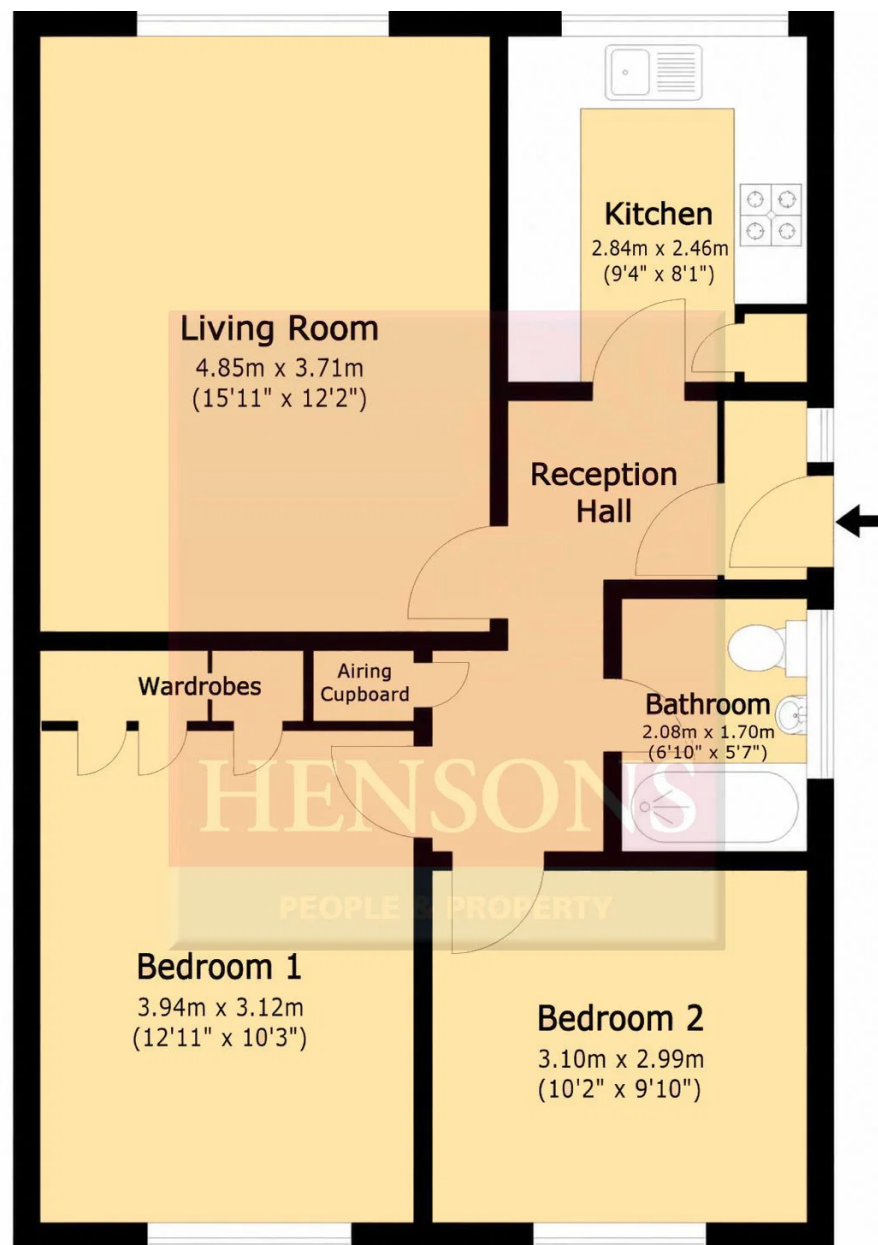
Despite its excellent accessibility, Nailsea is surrounded by attractive North Somerset countryside and is well placed for travel to the other principal centres in the area. The town also provides access to the Sustrans National Cycle Network, with established routes towards Bristol and other destinations.

Junctions 19 and 20 of the M5 are both within approximately 6 miles, providing convenient access to the national motorway network. Mainline rail services are available from Nailsea & Backwell station, which is within walking distance and offers direct services to destinations including Bristol, Filton Abbey Wood, Bath and London Paddington.

N.B. The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is recommended to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Drone and similar photographs are for identification purposes and general guidance only and do not accurately depict boundaries; accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas is only an opinion or estimate or, where mentioned, based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given, and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract, and no warranty is given; neither do they form part of any offer made by the agents or the seller.

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