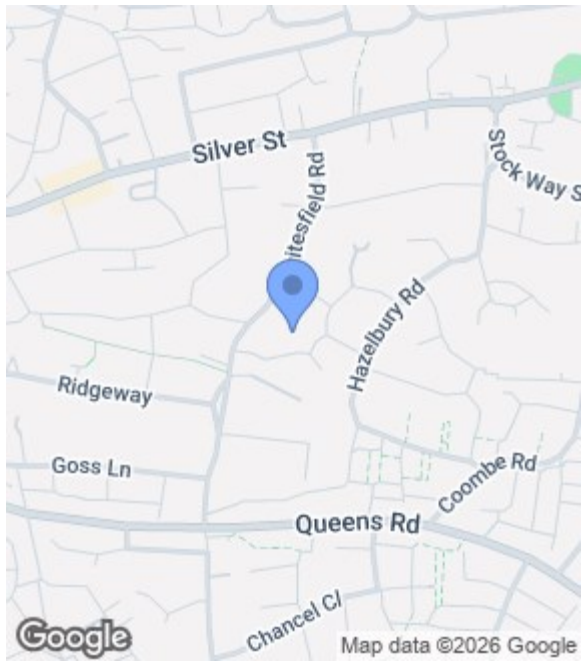
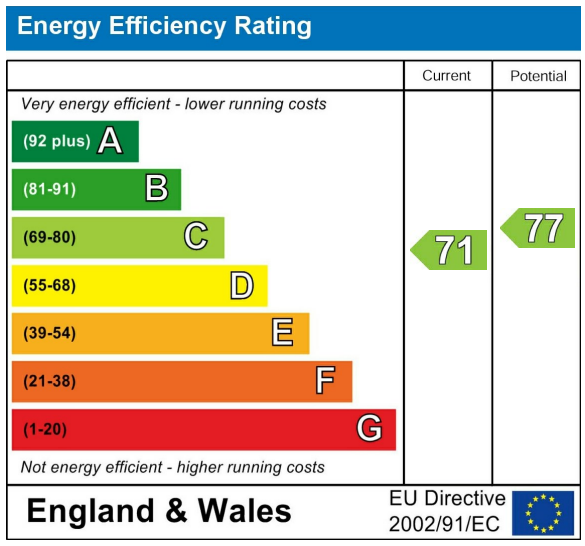



**Tenure:** Freehold
**Floor area:** 1235.00 sq ft
**Tax Band:** D
**Local Authority:** North Somerset

**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




**12 Vale End, Nailsea, BS48 2JS**
**£415,000**

3 2 2 C

Coming to the market for the first time since it was built in the 1960s and offered for sale with no onward chain complications, we welcome this extended and incredibly versatile three-Bedroom semi-detached bungalow, which is presented in excellent order throughout. Perfectly positioned within a short walk of the town centre, local schools and regular bus routes, this much-loved home has been significantly extended over the years to provide spacious and flexible accommodation. The layout could be particularly appealing to those looking for dual occupation or potential annexe-style accommodation, while still offering plenty of scope for a new owner to modernise and make the property their own.

Newly painted with new carpets in place and a brand new gas combination boiler fitted, the original part of the bungalow comprises: Entrance Porch, Entrance Hall, spacious Lounge/Dining Room, two Bedrooms and a Shower Room. The extended accommodation provides a Utility Room, additional Sitting Room and a generous Main Bedroom complete with an En-Suite Bathroom. Externally, the property benefits from gardens to the front, side and rear, together with a generous Driveway providing ample off-street parking and access to the Garage. EPC rating - C.













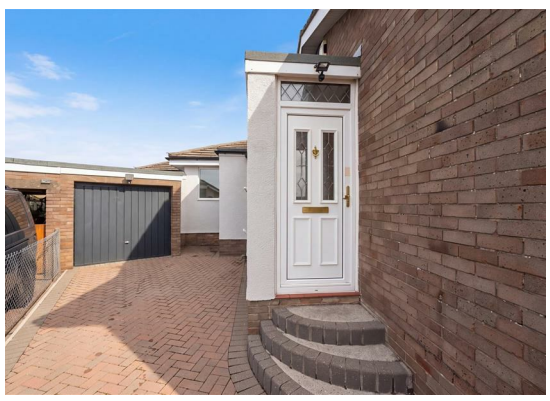
## Entrance Porch

## Entrance Hall

## Lounge
17'7" x 10'10" (5.36m" x 3.30m")







## Inner Hall

## Bedroom 2
12'1" x 7'8" (3.68m" x 2.34m")

## Bedroom 3
12'1" x 7'8" (3.68m" x 2.34m")

## Bathroom
6'8" x 5'1" (2.03m" x 1.55m")

## Kitchen
8'11" x 7'9" (2.72m" x 2.36m")

## Utility Room
6'7" x 5'0" (2.01m" x 1.52m")

## Sitting/Dining Room
19'10" x 11'11" (6.05m" x 3.63m")

## Bedroom 1
14'1" x 9'4" (4.29m" x 2.84m")

## En Suite Bathroom
11'11" x 4'4" (3.63m" x 1.32m")

## Gardens

## Garage





