

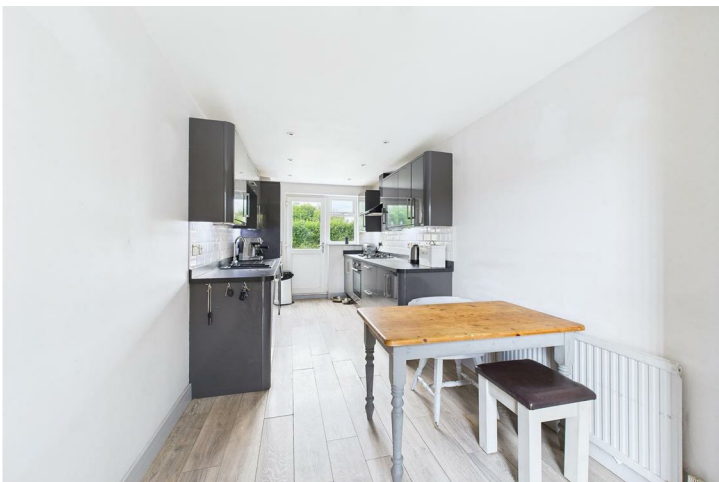
White Oak Way Nailsea BS48 4YS

£375,000

marktempler

RESIDENTIAL SALES





Property Type

House - Link Detached



How Big

1270.00 sq ft



Bedrooms

3



Reception Rooms

1



Bathrooms

1



Warmth

Gas Central Heating



Parking

Driveway & Garage



Outside

Extensive Rear



EPC Rating

C



Council Tax Band

D



Construction

Standard



Tenure

Freehold

Situated within an ever-desirable location, this beautifully maintained link-detached home offers spacious and versatile accommodation in a highly sought-after location. With excellent access to local schools, transport links, and everyday amenities, this property is ideal for families or professionals looking for both comfort and convenience.

The ground floor features an entrance porch with a cloakroom, leading into a bright and welcoming lounge with a dual aspect and double doors opening onto the rear garden. A contemporary kitchen/diner is fitted with integrated appliances and offers ample space for dining and entertaining. To the rear, a uPVC double glazed conservatory provides an additional living area with views over the garden.

On the first floor, there are two generous double bedrooms, a further single bedroom, and a modern shower room. A staircase from the landing leads to a versatile loft room.

Outside, the property boasts an enclosed and well-kept rear garden, along with the added benefits of a garage and driveway providing off-street parking.

This is a superb opportunity to secure a stylish and practical home in one of the area's most popular residential settings which is also close to countryside walks, ideal for families and dog walking. The property is also sold with no onward chain.



Beautifully presented link-detached home with loft conversion, conservatory, modern kitchen, garage, and garden, close to schools, transport, and amenities.



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

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 **Head Projects (Surveyors)**: 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

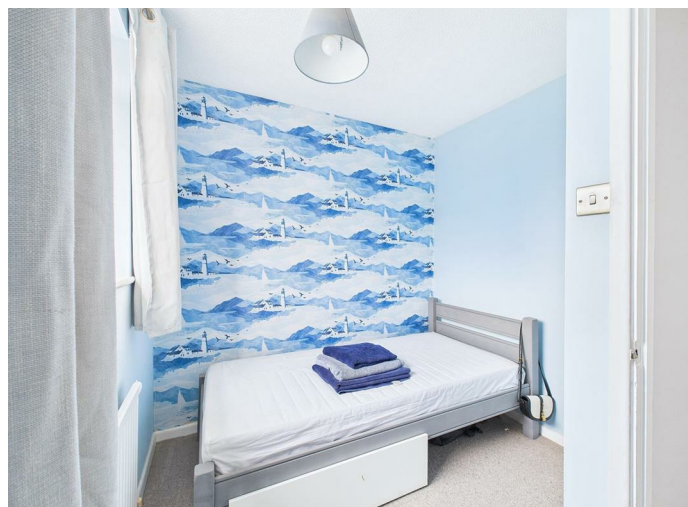
UTILITIES

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 variable 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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