



9 Rhyne View, Nailsea

Guide Price £289,950



9 Rhyne View

Nailsea, Bristol

9 Rhyne View is a stylish two-bedroom mid-terrace home that's ready to move straight into, offering a great balance of modern living and everyday practicality. The ground floor features a bright, open-plan lounge and dining space which leads to a generously sized garden, ideal for both relaxing evenings and hosting friends, while the contemporary kitchen is well laid out with plenty of storage and worktop space.

Upstairs, there are two comfortable bedrooms, both well-sized and easy to personalise, along with a sleek, modern bathroom finished with clean, updated fittings. The property also benefits from good natural lighting throughout, creating a bright and airy feel in each room.

Outside, the home benefits from off-street parking to the front and a private garden to the rear. It's also well positioned in a popular part of Nailsea, close to local shops, cafes and schools, with Nailsea & Backwell station nearby for easy access into Bristol and beyond. Surrounded by green spaces and countryside walks, This home is ideal for buyers seeking a peaceful setting while still enjoying excellent transport links and easy access to nearby amenities.



9 Rhyne View

Nailsea, Bristol

- Well-presented two-bedroom mid-terrace home
- Spacious lounge/diner
- Modern fitted kitchen with good storage and workspace
- Contemporary family bathroom
- Close to local amenities, schools and transport links, including Nailsea & Backwell station
- Off-Street Parking
- Easy reach of countryside walks and open green spaces
- Well cared for home with a homely feel throughout

LOCATION:

Nailsea, a historic town in North Somerset that blends history, modern amenities, and natural beauty. Nestled in picturesque countryside, it offers rural tranquillity with easy access to urban conveniences. The bustling town centre features shops, supermarkets, and local businesses, alongside a mix of historic and contemporary architecture. Nature lovers can enjoy parks, gardens, and nearby reserves, with Ashton Court and Tyntesfield House just a short drive away. Nailsea has excellent transport links by bus, road, and train, along with good schools and community events, making it a great place for families and visitors alike.



Hallway

7' 11" x 3' 9" (2.41m x 1.15m)

Kitchen

7' 11" x 7' 9" (2.41m x 2.35m)

Living Room

16' 10" x 11' 9" (5.12m x 3.58m)

Landing

5' 9" x 3' 5" (1.76m x 1.05m)

Bathroom

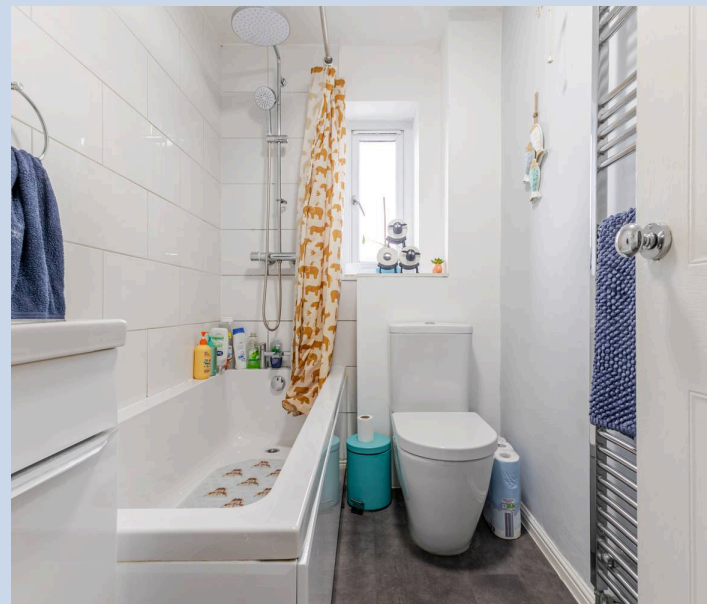
7' 6" x 4' 9" (2.29m x 1.46m)

Bedroom 1

12' 7" x 8' 8" (3.83m x 2.63m)

Bedroom 2

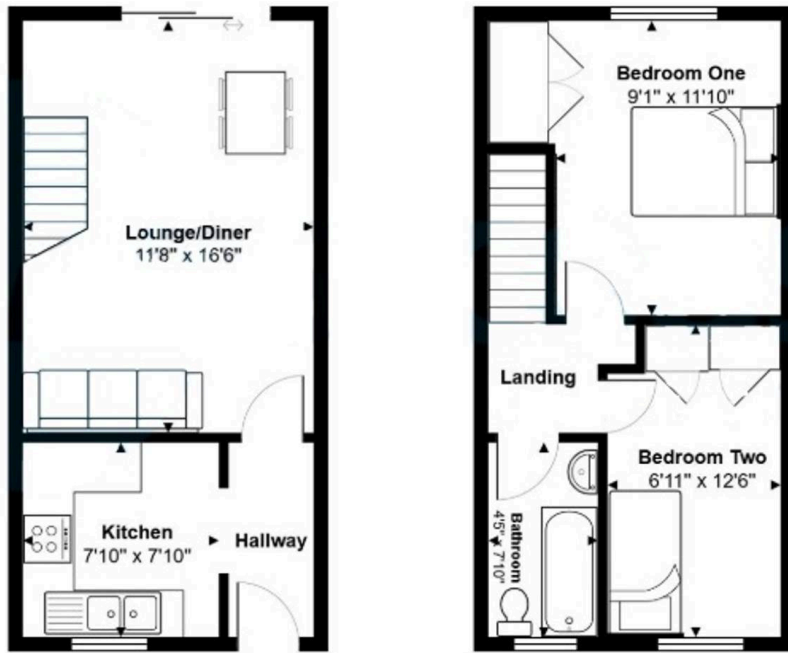
10' 10" x 6' 10" (3.31m x 2.08m)



Council Tax band: B

Tenure: Freehold


EPC Energy Efficiency Rating: C



Total Area: 579 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC 



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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

