



**Eastway Square, Nailsea**

**£345,000**



**debbie fortune**

ESTATE AGENTS

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**Bedrooms: 3**

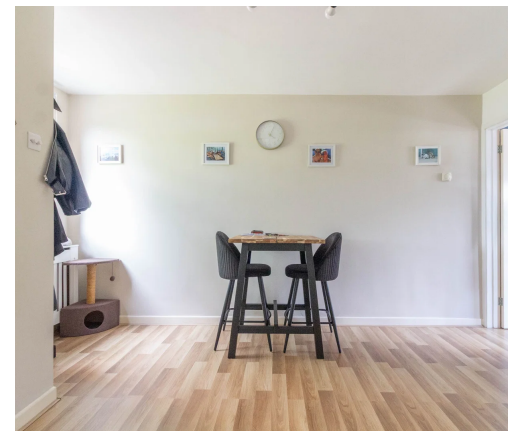
**Bathrooms: 1**

**Receptions: 2**

**IDEAL FIRST TIME PURCHASE, FAMILY HOME OR DOWNSIZE IN A GREAT CONVENIENT POSITION !**

Situated in a popular residential cul de sac favoured by families and first time buyers, this smart terraced modern home is a perfect purchase for buyers seeking a convenient position close to shops, amenities and local schools.

To the front of the house is a neat low maintenance front garden with a pathway leading to the front door, and a handy entrance porch provides a useful space to decamp shoes and coats before entering the property. As you continue into the house you are greeted by a good size reception room which is utilised as a family/dining room which has stairs to the rear rising to the first floor and an opening that provides access to the kitchen. The family/dining room features stylish modern decoration and a practical wood effect floor.



The kitchen is another well-presented room which is fitted with a range of white, high gloss units, complemented by a contrasting black counter top. Within the kitchen there is plumbing for white goods including a dishwasher and washing machine as well as an integrated oven and hob, with extractor hood over. There is space for an upright fridge/freezer, room for a breakfast table and a neat tiled splashback.

To the rear of the ground floor, spanning the entire width of the house, is a fantastic sitting room, which features a large window and French doors which provide access and look out over the rear garden. The sitting room features a wall-mounted electric fire, practical wood laminate floor, and cornice and spotlights to the ceiling.

Moving onto the first floor you will find three generous bedrooms and a family bathroom; the main bedroom is set to the front of the house and has a pleasant outlook over the adjoining green, also benefiting from a recessed wardrobe. The remaining two bedrooms look out to the rear over the garden and have a lovely southerly aspect.

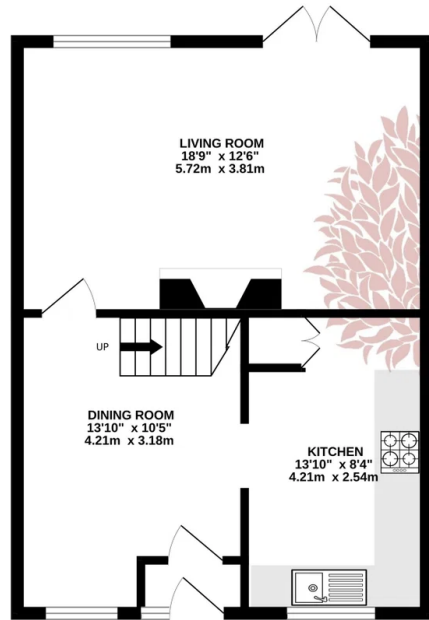
Completing the internal accommodation is the family bathroom which has been upgraded and improved in recent years, featuring a modern white suite including a corner bath and separate walk-in shower cubicle; the bathroom features stylish black fittings, half tiled walls, a ladder style heated towel rail and a window to the front.

Outside, there is a good sized patio adjacent to the rear of the house with a path splitting two level areas of lawn leading to a garden shed; the garden is fully enclosed by fences and there are a number of small trees and shrubs to the border.

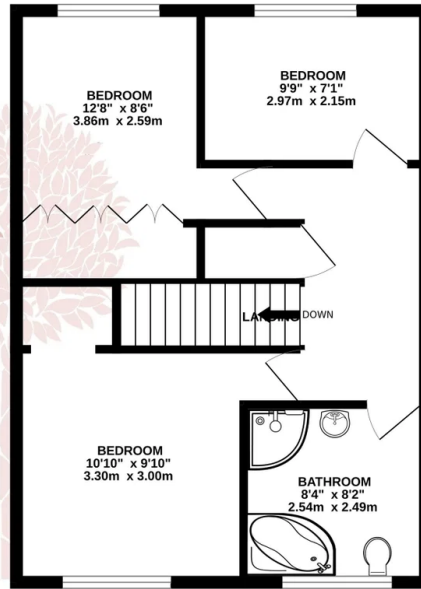
The property further benefits from gas central heating, double glazing and a single garage within a block.



GROUND FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 978 sq.ft. (90.9 sq.m.) approx.

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.  
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**Situation:** Nailsea is a suburban town of North Somerset, approximately 8 miles (13 km) southwest of Bristol. The town was an industrial centre based on coal mining in the 16th century and glass manufacture from 1788, which have now been replaced by service industries. The surrounding North Somerset Levels has wildlife habitats and Bucklands Pool/Backwell Lake is a Local Nature Reserve. The well populated town centre includes two major supermarkets, high street banks, coffee shops and a leisure centre. Nailsea is close to the M5 motorway (junction 20) and Bristol International Airport at Lulsgate is 7 miles (11 km) away by road. The airport serves both domestic and international routes, and is one of EasyJet's hub airports. Secondary education is provided by Nailsea School (rebuilt as an Academy in 2009), and primary education by St Francis School, Grove School, Kingshill School and Golden Valley. Churches include the 14th-century Holy Trinity Church and Christ Church, which was built in 1843.

**Directions:** Approaching Nailsea from the direction of the High Street proceed past Tesco's, taking the second exit leading straight on to the traffic lights. Turn right on the traffic lights and then take the first left into Westway and then first right into Eastway and follow the road round where Eastway Square can be found on your right hand side and the property will then be found on the right-hand side behind the green. What3Words: ///system.input.jacket

**Material Information:** This property operates on electric heating. Council tax band: C EPC Rating: D

