Rear Garden



What a beautifully designed rear garden that is surprisingly private and enjoys a West facing aspect. Fully enclosed by recently fitted timber panel fencing, the area is predominately laid to a generous and attractive paved patio leading onto an area of lawn. Gated access to the rear.

Front Garden

An area of lawn. Paved pathway to the front door.

Garage

15'3" x 7'9" (4.65m" x 2.36m")



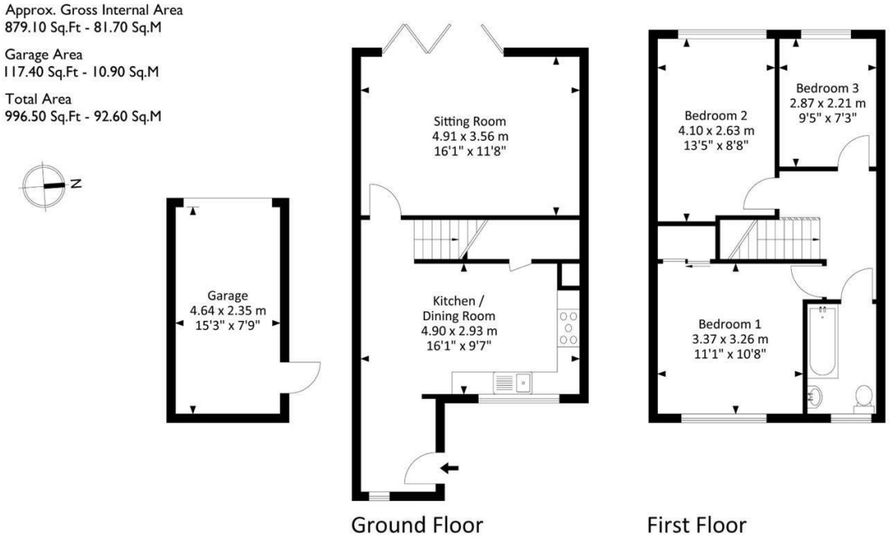
Up and over door to the front with a UPVC double glazed pedestrian door opening on to the Garden. Light and power connected. Driveway parking for 2 cars.

Coombe Road,
Nailsea BS48 2HS

Approx. Gross Internal Area
879.10 Sq.Ft - 81.70 Sq.M

Garage Area
117.40 Sq.Ft - 10.90 Sq.M

Total Area
996.50 Sq.Ft - 92.60 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Tenure: Freehold
Floor area: 879.00 sq ft
Tax Band: C
Local Authority: North Somerset

3 | 1 | 1 | C

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.

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52 Coombe Road, Nailsea, North Somerset, BS48 2HS

£339,995

Immaculately presented throughout, this attractive three-Bedroom end of terrace home boasts a modern and contemporary theme throughout, offering stylish and well-appointed accommodation ideally suited to modern family living. Positioned within easy reach of highly regarded schools, local shops, and a wealth of everyday amenities, the property is perfectly placed for convenience. The accommodation briefly comprises: Entrance porch, a sociable and contemporary Kitchen/Dining Room, and a spacious lounge with bi-folding doors that seamlessly connect the interior to the beautifully maintained rear garden. On the first floor, there are two generously proportioned double Bedrooms, a well-sized single Bedroom, and a re-fitted family Bathroom whilst externally there are gardens to the front and rear - the latter being west facing along with a garage and driveway parking. EPC rating - C.

Entrance Porch



Entered via a UPVC double glazed door with additional full height window to the front aspect. Radiator and ceramic tiled flooring which continues into the Kitchen.

Kitchen/Dining Room

16'1" x 9'7" (4.90m" x 2.92m")



A stunning kitchen fitted with a contemporary range of units with complimentary square edge work surfaces and upstands with inset sink /drainer and mixer tap. Built in electric oven, hob and extractor with glass splash back. Spaces for washing machine, wine fridge and upright fridge/freezer. Fantastic walk in cupboard providing ample storage, shelving and space for tumble dryer. Radiator and ceramic tiled floor. UPVC double glazed window to front. Stairs to first floor accommodation. Door to the Lounge.





Lounge

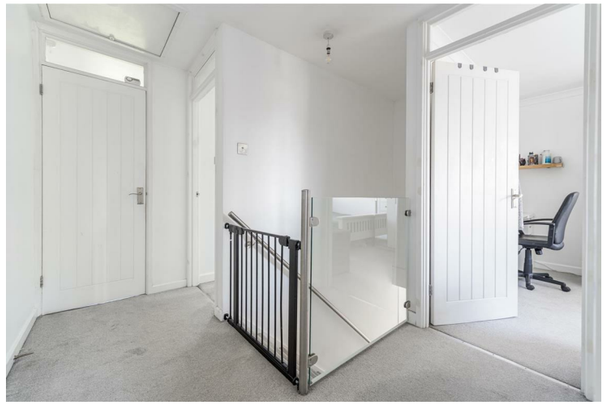
16'1" x 11'8" (4.90m" x 3.56m")



A spacious, airy room with fabulous bi folding doors which open on to the West facing rear Garden. Radiator and quality wood effect vinyl flooring.



First Floor Landing



Attractive chrome and glass balustrade. Loft access with ladders giving access to the 'worcester' combi boiler. Doors to all Bedrooms and Bathroom.

Bedroom 1

11'1" x 10'8" (3.38m" x 3.25m")



UPVC double glazed window to front. Built in wardrobe. Radiator.



Bedroom 2

13'5" x 8'8" (4.09m" x 2.64m")



UPVC double glazed window to rear. Radiator.

Bedroom 3

9'5" x 7'3" (2.87m" x 2.21m")



Radiator. UPVC double glazed window to rear.

Family Bathroom

7'10" x 5'1" (2.39m" x 1.55m")



Tiled and fitted with a white suite comprising; panelled bath with thermostatic shower over, vanity unit with basin inset and low level W.C. Extractor, heated towel rail and vinyl floor. UPVC double glazed window to front