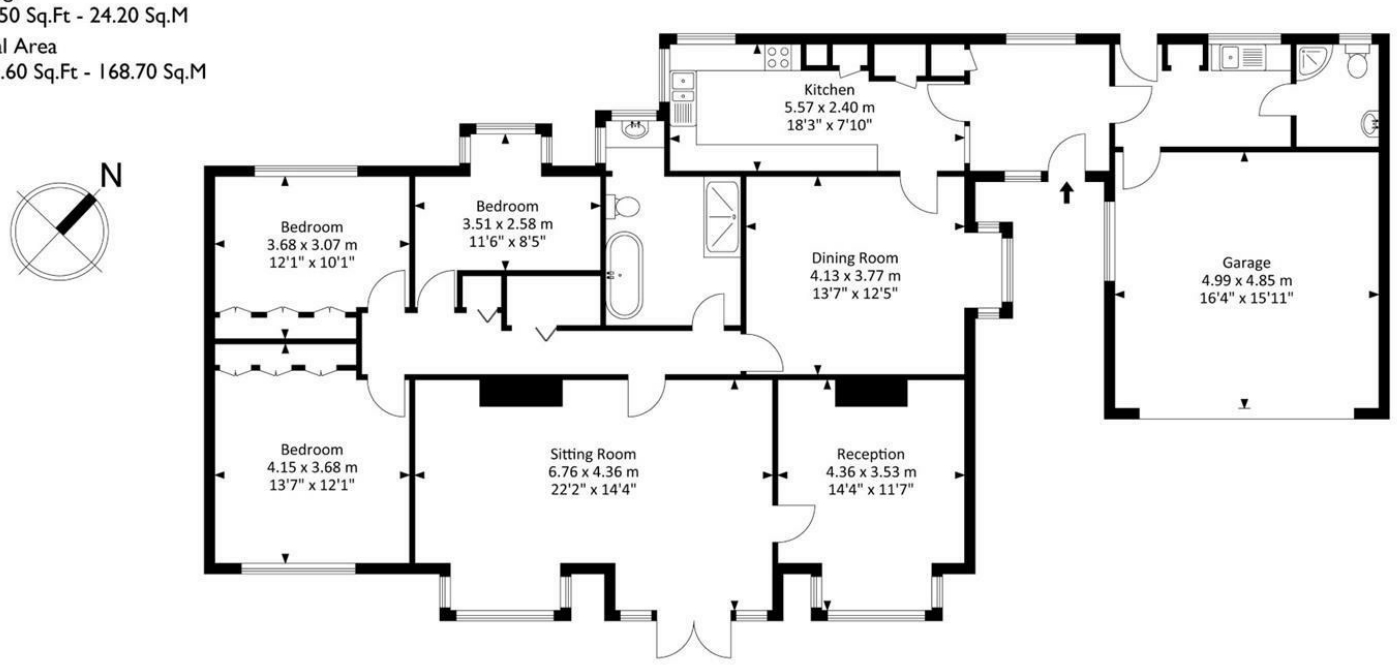
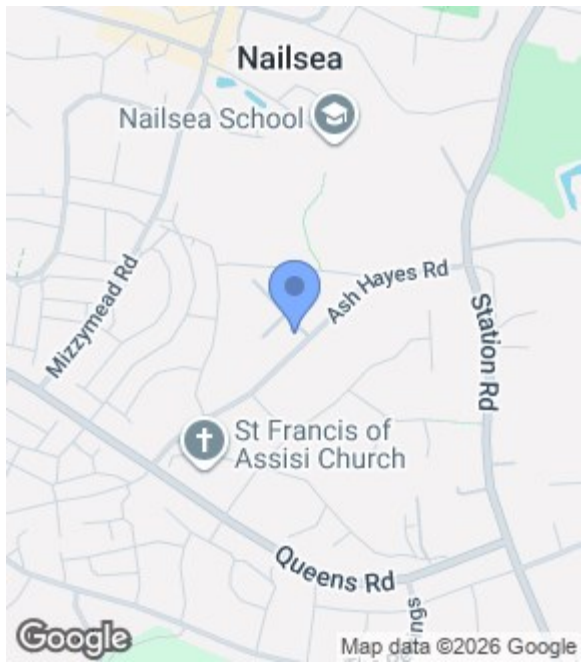
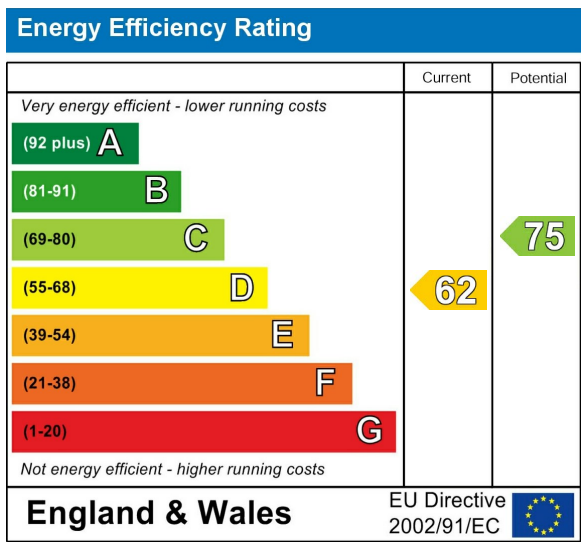
Ash Hayes Road
Nailsea BS48 2LW

Approx. Gross Internal Area
1555.10 Sq.Ft - 144.50 Sq.M
Garage
260.50 Sq.Ft - 24.20 Sq.M
Total Area
1815.60 Sq.Ft - 168.70 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: 1555.00 sq ft
Tax Band: F
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



24 Ash Hayes Road, Nailsea, BS48 2LW
£700,000

4 2 2 D

NO ONWARD CHAIN. A rare opportunity to acquire "The Starlings", an attractive three/four-Bedroom detached bungalow, dating back to the 1920s, occupying a highly sought-after position just a stone's throw from the town centre, transport links and highly regarded Nailsea School. Lovingly maintained and significantly enhanced by the current owners over the past 12 years, the property has benefited from a comprehensive program of improvements, including replacement windows, a modern gas-fired boiler, a stylish re-fitted kitchen, and updated bathroom facilities and as a result, the home offers bright, spacious, and beautifully presented accommodation throughout. The layout briefly comprises: Impressive Entrance Hall, a superb 23ft Sitting Room featuring an attractive fireplace, a separate Dining Room, Kitchen, four Bedrooms, a luxurious four-piece Family Bathroom, separate Shower Room and Utility Room. Externally, the property is complemented by beautifully tended front, side and rear gardens, featuring lawns, patios, mature flower beds, and established trees, all enclosed by attractive hedging along with a double garage and additional off-road parking. EPC rating - D.







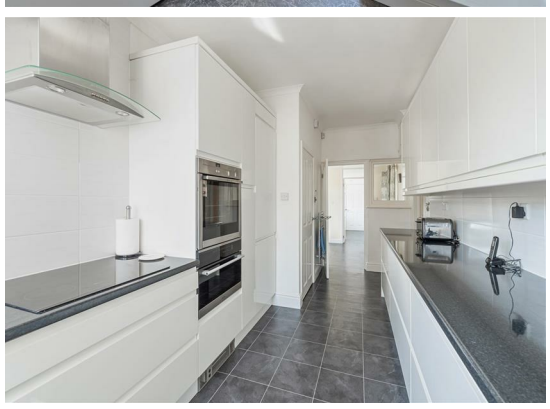


















Entrance Hall
8'6" x 7'7" (2.59m" x 2.31m")

Utility Room
10'5" x 6'3" (3.18m" x 1.91m")

Shower Room
6'2" x 5'10" (1.88m" x 1.78m")

Kitchen
18'3" x 7'10" (5.57m x 2.40m)

Dining Room
13'6" x 12'4" (4.13m x 3.77m)

Sitting Room
22'2" x 14'3" (6.76m x 4.36m)

Bedroom 3/Lounge
14'3" x 11'6" (4.36m x 3.53m)

Bedroom 1
13'7" x 12'0" (4.15m x 3.68m)

Bedroom 2
12'0" x 10'0" (3.68m x 3.07m)

Bedroom 4
11'6" x 8'5" (3.51 x 2.58)

Family Bathroom
12'3" x max 8'0" (3.73m" x max 2.44m")

Double Garage
16'4" x 15'10" (4.99m x 4.85m)

Lovely Gardens