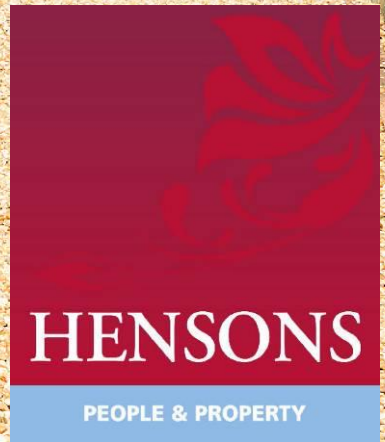


HENSONS
www.hbe.co.uk
01275 810030
FOR SALE

48 Whitesfield Road,
Nailsea,
North Somerset



48 Whitesfield Road, Nailsea, North Somerset BS48 2DY

£329,950 - Freehold

An extraordinarily beautiful garden waits for you to enjoy just a little beyond the front door of this almost unique bungalow that offers you comfortable living space as it is but also offers almost infinite potential.

The garden is a tremendous feature of this charming home, partly because of its privacy and overall size but also because it allows so much scope for extension of the existing accommodation. Upwards and outwards are both possibilities and significant ground floor extension fall under permitted development regulations meaning no planning consent is necessarily required. We can give outline guidance in this respect.

The fabulous plot stretches away from the bungalow to the west for almost 80' and is mostly walled with a broad sweep of level lawn, a lovely selection of mature shrubs, bushes and trees and a superb patio that is perfectly positioned to take the sun from mid-morning until the last rays drop over the horizon.

The two-bedroom design is traditionally laid out with the living room bedrooms and bathroom arranged off a central reception hall.

The fitted kitchen overlooks the patio and garden and leads to a breakfast room - a utility room that opens right out to the patio.



Photos by owner Summer 2022



Hensons have managed the Let of the property for many years and the bungalow has been cared for by a short succession of very good tenants who have loved living here. With the most recent having relocated the owners who live mostly abroad have decided to part with number forty-eight but during their tenure the property has benefitted from a host of improvements.

In recent years a high-efficiency 'combi' boiler, has been installed, the kitchen has been refurbished along with the breakfast room, the bathroom has been updated, and uPVC fascias and soffits have been installed. The decoration gives you a blank canvas to personalise as you will.

For any initial planning advice please contact us and we can meet you at the property and talk through the possibilities and provide you with more information.

The size of the bungalow is impossible to gauge merely by driving past so we urge you to call us to view and just in case we didn't emphasise it, the garden is fabulous.

Viewing:

Viewing with the Sole Agents: Hensons, telephone 01275 810030

Services & Outgoings: All main services are connected. Telephone connection. Gas fired central heating through radiators. Full double glazing with higher performance replacement windows throughout that have low maintenance PVCu frames. High speed and superfast broadband services are available with download speeds up to 1Gb or better via cable or FTH. Cable TV services are also available in the road.

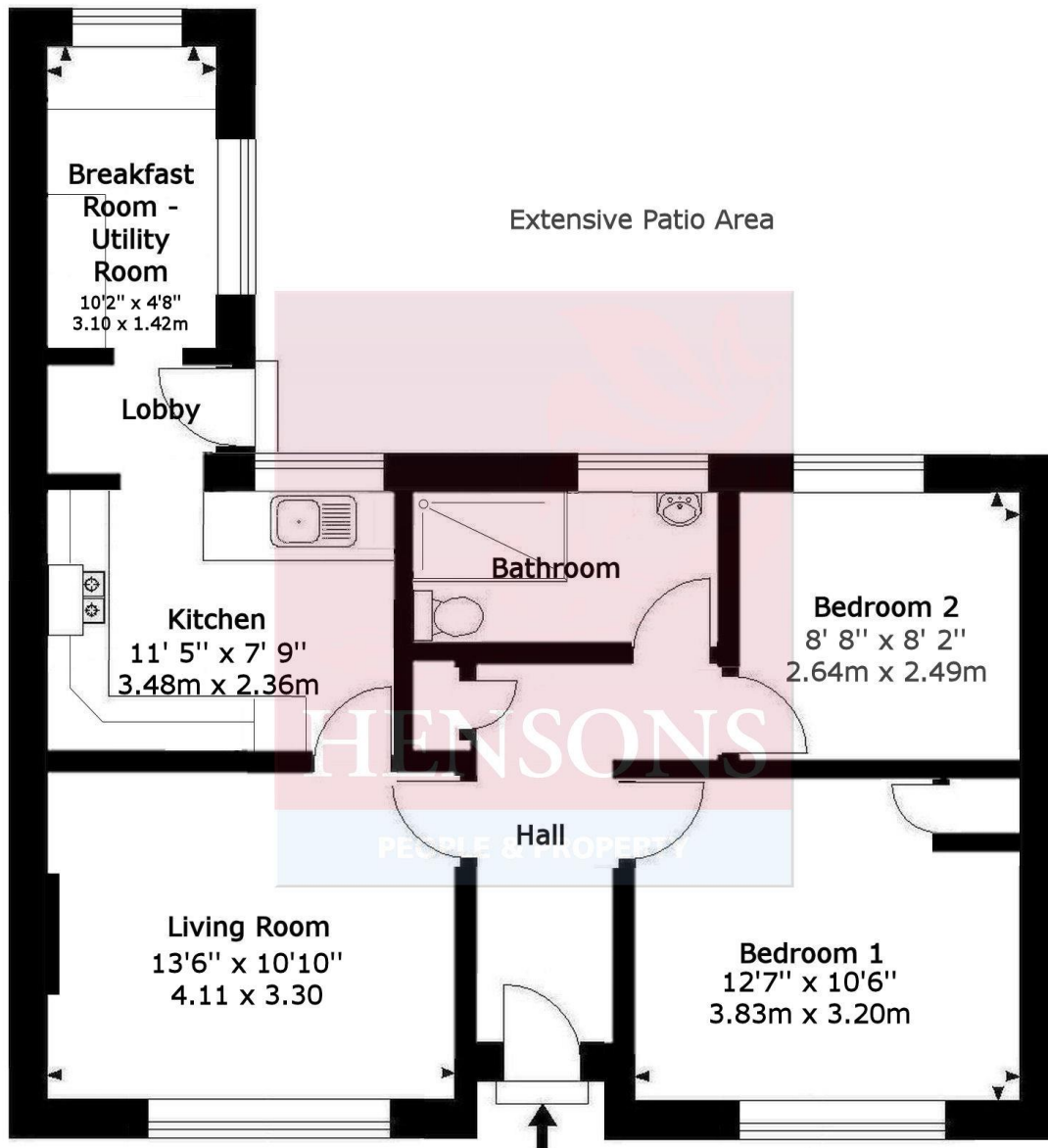
Council Tax Band B

Energy Performance:

The house has been rated at band D-64 which is above the average for a property in England and Wales. The full certificate is available on request at info@hbe.co.uk

Our London Property Exhibitions: See this property featured at our next exhibition at our Chelsea – Fulham office. Call us on 01275 810030 for more information.

The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is advised to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Drone and similar photographs where used are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancer's or solicitors as a sale proceeds. Any reference to planning consent and land areas are only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given, and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons



HENSONS

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