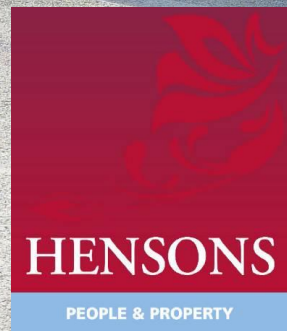




An excellent one bedroom modern cottage style home with a private south facing rear garden, a drive and well presented recently updated living space including a new kitchen and bathroom.



25 Earlesfield, Nailsea, North Somerset BS48 4SG

£239,950 - Freehold

An outstanding one bedroom end of terrace modern cottage style home found in a quiet cul de sac position with the advantage of a corner plot that includes a garden area to the side, a larger private and mostly walled south facing rear garden with a garden shed and driveway parking.

There are only a small number of 1 bedroom houses in Nailsea since, in essence, only Bovis Homes the multiple award winning developer has built any properties of this size and specification and there are just a handful of these "cottages" here in Earlesfield. Of this rare collection this has to be the best positioned of all and internally the house does not disappoint either.

The well designed accommodation is spacious and attractive and includes good built in storage space. An entrance hall opens to the kitchen and a very appealing double aspect living room that has a feature oriel window to the side and a further window to the rear leads via a conservatory style porch to the rear garden. The kitchen enjoys a more open outlook to the front and has been updated very recently with a good range of fitted wall and floor cupboards, rolled edge laminate worksurfaces and an inset stainless steel sink.



There is space for an upright fridge freezer, plumbing for a washing machine and the slot in cooker may be available by negotiation. The landing on the first floor is approached via a quarter return staircase with a built in cupboard beneath and on the landing there is a deep built in storage cupboard.

The very comfortable double bedroom overlooks the rear garden and has built in wardrobes and a further built in airing cupboard, while the bathroom has also been fully refurbished with a new white suite and complementary ceramic wall tiling and is very well proportioned.

An ideal first home or a property that will suit downsizers but equally the house presents a good Buy to Let opportunity with a current rent payable of £895pcm.

Outside:

The gardens have been designed for ease of maintenance with slate chippings to the front.

The side garden is mostly paved with a series of bushes softening the setting A path leads to the 'front door' that is sheltered by a porch canopy with a gate opening to the rear garden that is again mostly paved and enclosed on two sides by screen walling and timber panel fencing on the west boundary.

The garden is very private, sunny and has an outside tap and a timber garden shed standing to one side. Beyond the garden there is a driveway providing parking.

Services & Outgoings:

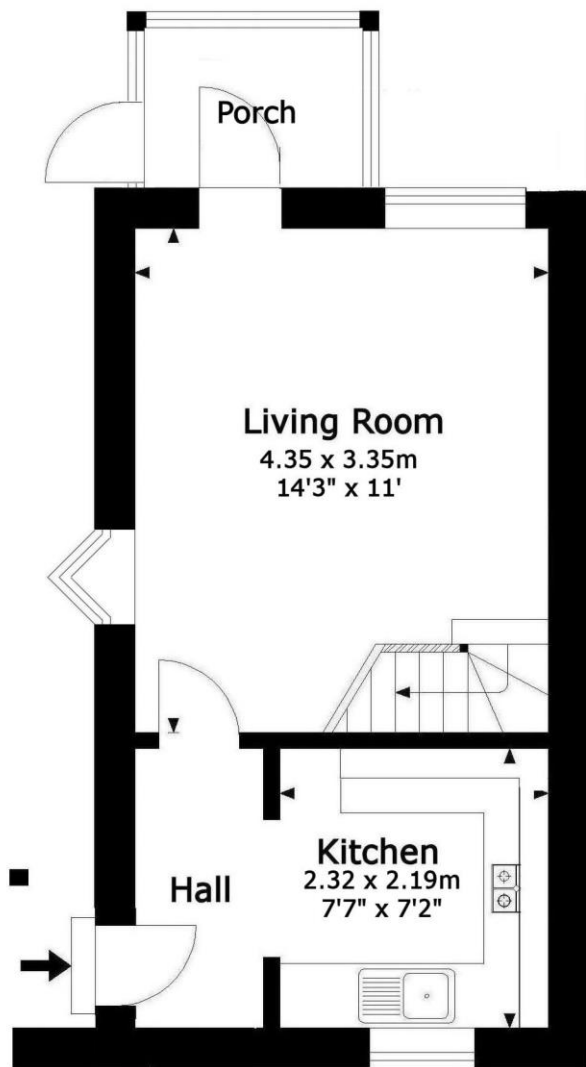
All mains services are connected. Gas central heating through radiators with a Vaillant 'combi' boiler. uPVC double glazing excepting the porch. High speed broadband is available. Cable TV and Superfast broadband services are also available in the road. Council Tax Band B, amount payable for 2022/23 £1,532.03 before any discounts apply.

Energy Performance: The house has been assessed at Band D-66 for energy efficiency. The full Energy Performance Certificate is available by email on request.

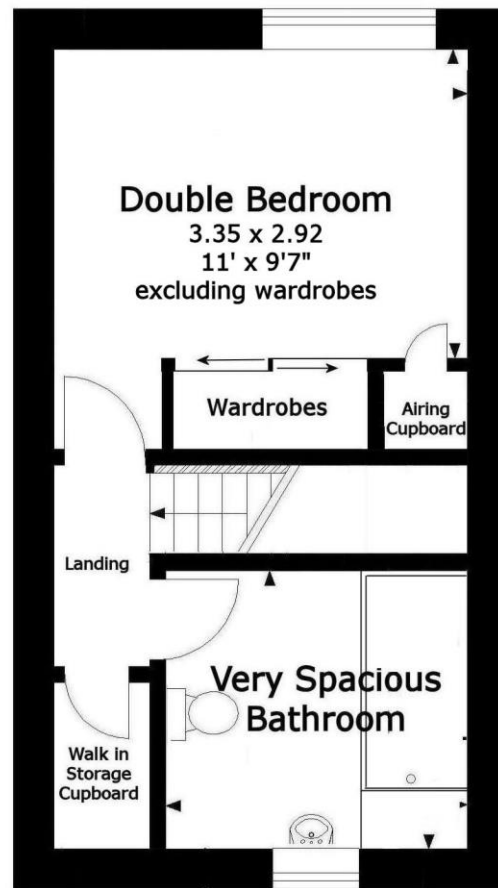
Viewing:

By appointment with the sole agents **HENSONS** Telephone: 01275 810030





Ground Floor



First Floor

The Town:

Nailsea is well placed for commuters to Bristol and beyond with easy road connections, a mainline railway station, two junctions of the M5 within 6 miles and access to the Sustrans national cycle route network.

The larger towns of Clevedon, Portishead and Weston Super Mare are also within easy reach though, Nailsea offers a good range of amenities available including large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers, a bank and professional offices.

The town is surrounded by picturesque open including the nearby National Trust owned Tyntesfield estate.

Please Note: 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. 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 with regard to 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

Ivy Court,
61 High Street, Nailsea, Bristol, BS48 1AW
Telephone: 01275 810030
Email: info@hbe.co.uk
www.hbe.co.uk