



**Tenure:** Freehold  
**Floor area:** 731.95 sq ft  
**Tax Band:** C

3 1 1 C

**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

**1 Cairn Close, Nailsea, BS48 2UT**

**£375,000**

A 3 Bedroom semi detached property, situated in this quiet & sought after cul de sac, on the eastern side of the town, just a short walk to open countryside that was built in the 1980's by Beazer Homes, an award-winning house builder. Beautifully presented throughout and with excellent access to the Train Station and excellent schools, the accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting Room and Kitchen/Dining Room. On the first floor there are three Bedrooms and a Family Bathroom whilst externally there are well maintained Southerly facing Gardens to the rear along with a driveway and Garage to the front. EPC rating - C.

### Entrance Hall

Entered via composite double glazed door. Doors to Cloakroom and Sitting Room.

### Cloakroom

Fitted with a white suite comprising; low level W.C. and vanity unit with inset wash hand basin. Radiator. UPVC double glazed window to front.

### Sitting Room

14'10" x 12'9" (4.52m" x 3.89m")



### Kitchen/Dining Room

14'9" x 9'8" (4.50m" x 2.95m")



### First Floor Landing



Loft access with ladders. Airing cupboard housing immersion tank. UPVC double glazed window to side. Doors to all Bedrooms and Bathroom.

### Bedroom 1

12'0" x 8'7" (3.66m" x 2.62m")



UPVC double glazed window to front and radiator.

### Bedroom 2

10'1" x 8'2" min (3.07m" x 2.49m" min)



Radiator. UPVC double glazed window to rear.

### Bedroom 3



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

### Family Bathroom



Fully tiled and fitted with a white suite comprising; panelled bath with thermostatic shower over plus a range of vanity units with inset basin and concealed cistern low level W.C. Shaver point, heated towel rail and tiled floor. UPVC double glazed window to rear.

### Rear Garden



Private and Southerly facing, this well stocked, mature garden is predominately laid to patio with a shaped lawn edged with deep borders. Fully enclosed by timber panel fencing with gated access to the front. Outside tap.

### Front Garden

Laid to lawn with tarmac driveway leading to Garage.

### Garage

Up and over door to front . UPVC double glazed pedestrian door to side opening in to Rear Garden. Power connected.