Rear Garden



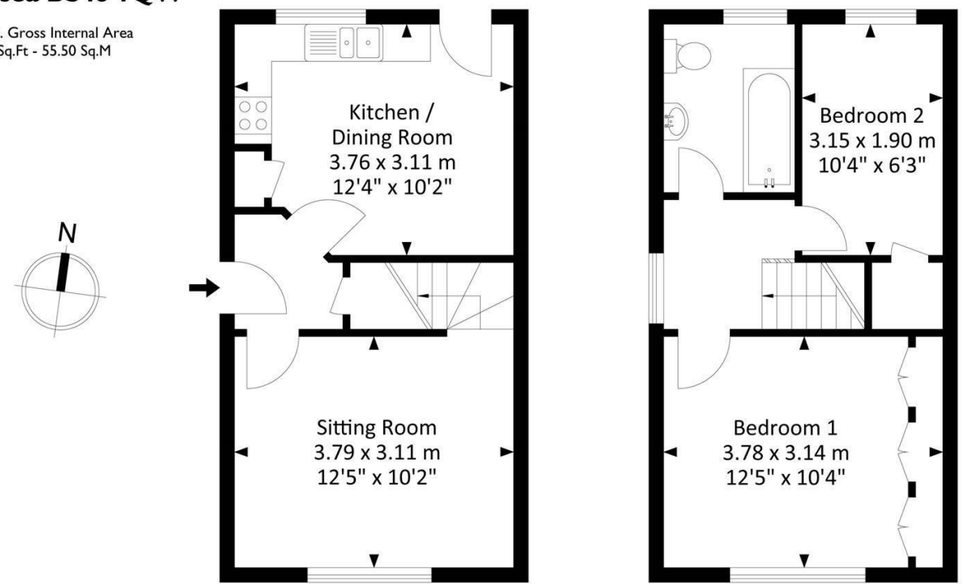
The enclosed rear garden provides an attractive combination of lawn and patio, bordered by established planting with a variety of flowering plants and shrubs. Immediately adjoining the kitchen is a generous paved patio, creating an ideal spot for outdoor seating, entertaining and summer dining. The lawn beyond provides further usable garden space, while a timber gate leads to a useful garden shed and secure gated access to the driveway and side of the property.

Front Garden and Driveway

To the front, the property is approached alongside an established lawned garden complemented by a selection of mature shrubs. A private driveway runs alongside the property and provides off-road parking for approximately two vehicles. The space to the side may also offer potential for the addition of a garage, subject to obtaining the necessary planning permission and consents.

Mayflower Gardens,
Nailsea BS48 1QW

Approx. Gross Internal Area
597.60 Sq.Ft - 55.50 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: 596.00 sq ft
Tax Band: C
Local Authority: North Somerset

2 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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25 Mayflower Gardens, Nailsea, BS48 1QW

£299,995

A beautifully presented two-Bedroom semi-detached home, pleasantly situated within a sought-after cul de sac in Nailsea, that offers bright, stylish and well-proportioned accommodation, with the added bonus of a driveway and generous sized rear garden. Located just a short distance away from the town centre, excellent schools and the main line train station at Backwell, we think this quality starter home would make an ideal first time buyer purchase and in brief, the layout comprises: Entrance Hall, Sitting Room and modern Kitchen/Dining Room with integrated appliances and French doors to the rear garden. On the first floor there are two Bedrooms, including a generous Principal Bedroom with built-in wardrobes, along with a stylish Family Bathroom whilst externally there are gardens to the front & rear along with a driveway that provides off-road parking for approximately two vehicles whilst still offering potential for a garage, as others have done in the road, subject to any necessary consents. EPC rating - C.

Entrance Hall



Entered via a UPVC double glazed door. Useful under-stairs storage cupboard and doors leading to the Sitting Room and Kitchen/Dining Room.

Sitting Room

12'5" x 10'2" (3.78m x 3.10m)



A bright and airy room with UPVC double-glazed window to the front. Radiator, TV point and stairs ascending to the first-floor accommodation.



Kitchen/Dining Room

12'4" x 10'2" (3.76m x 3.10m)



Fitted with a modern range of cream wall and base units, complemented by work surfaces and an inset stainless steel one-and-a-half bowl sink with mixer tap. Fitted electric fan-assisted oven and four-ring gas hob with concealed extractor above. Integrated fridge/freezer and washing machine. Wall-mounted and concealed gas combination boiler, radiator and uPVC double-glazed window and door to the rear garden.





First Floor Landing



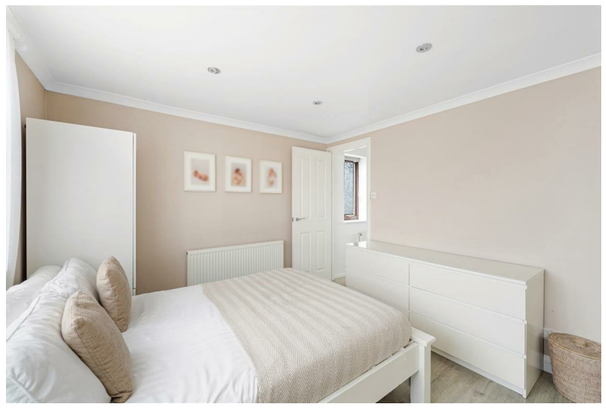
Doors to both Bedrooms and the Bathroom. UPVC obscure double-glazed window to the side. Radiator. Access to the loft via a pull-down ladder.

Bedroom 1

12'5" x 10'4" (3.78m x 3.15m)



A generously sized room with a range of built-in wardrobes providing excellent storage. UPVC double glazed window to the front. Radiator.



Bedroom 2

10'4" x 6'3" (3.15m x 1.91m)



UPVC double-glazed window to the rear. Over-stairs cupboard provides useful additional storage. Radiator.

Family Bathroom



Fully tiled and smartly fitted with a contemporary white suite comprising: Panelled bath with glass screen & shower over. Low level close coupled wc and vanity unit with inset wash hand basin. Chrome heated towel rail, extractor fan, ceiling spotlights and UPVC double-glazed window to the rear.

