

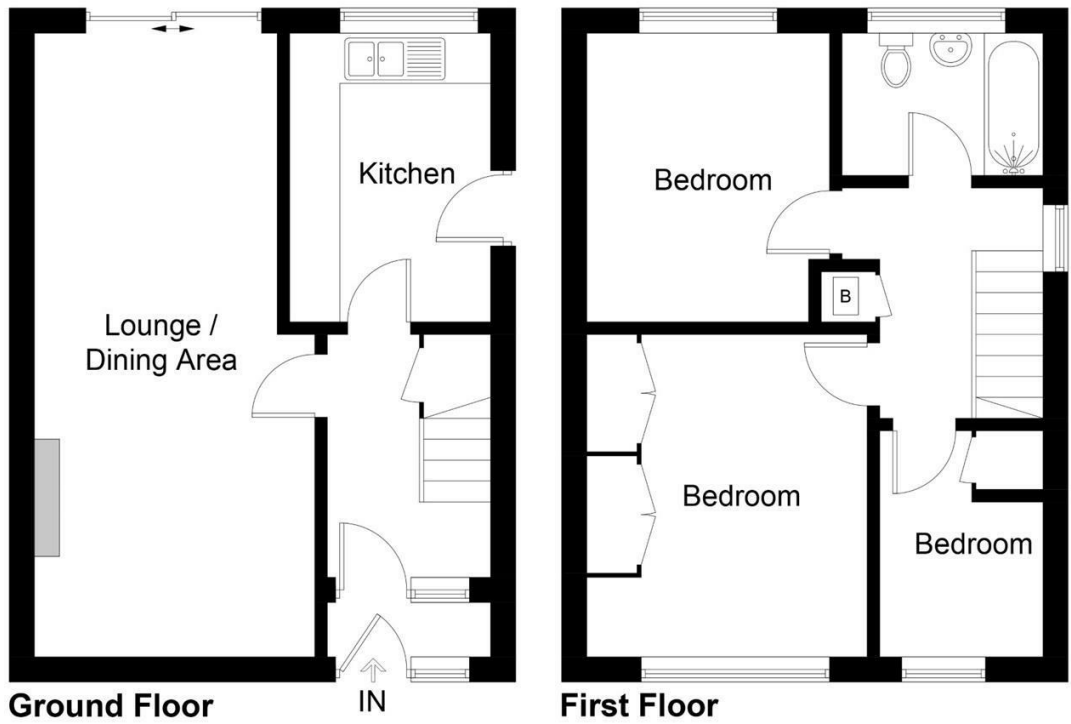


Front Garden

A long driveway provides off-road parking for numerous vehicles with access to the garage. There is also a level lawned garden with pathway to the front door. Side access to the rear garden via a 5-bar gate.

32 Causeway View

Approximate Gross Internal Area = 81.8 sq m / 880 sq ft



For illustrative purposes only. Not to scale. ID1195378
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.
Floor Plan Produced by EPC Provision

Tenure: Freehold

Floor area: 880.00 sq ft

Tax Band: 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.



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32 Causeway View, Nailsea, North Somerset, BS48 2XG

£359,995

NO ONWARD CHAIN. A well-presented and much cared for, 3 Bedroom semi detached family home, which comes to the market for the first time since 1983, which stands in an extremely popular avenue. This lovely property is located on the western edge of Nailsea, less than a mile from the town centre and close to local amenities with good schools in all the key stages close to hand, along with a wide selection of leisure facilities. In brief, the layout comprises: Entrance Hall, Lounge/Dining Room and Kitchen. On the first floor there are 3 Bedrooms and a Family Bathroom whilst externally there are gardens to the front and a sunny, west-facing rear garden along with a garage and driveway parking. EPC rating - C.

Entrance Porch

Accessed via a UPVC double glazed door with glazed side panel. A further glazed door leads you into the Entrance Hall.

Entrance Hall



Stairs ascending to the first-floor accommodation with storage cupboard below. Radiator, telephone point, thermostat for the central heating and doors to the Lounge/Dining Room and Kitchen.

Lounge/Dining Room

12'49" x 11'01" (3.66m" x 3.38m")



A lovely open plan, light and bright room!

Lounge Area



UPVC double glazed window to the front. Feature living flame

effect gas fire with marble hearth and wooden surround. Radiator & TV point.

Dining Area

11'14" x 9'20" (3.35m" x 2.74m")



UPVC double glazed sliding patio doors to the rear garden. Radiator.

Kitchen

10'48" x 8'11" (3.05m" x 2.72m")



Fitted with a range of wall and base units with roll edge worksurfaces and tiling to splashback. Inset one and a half sink with drainer and mixer tap. Space for a free-standing cooker, upright fridge freezer and washing machine. UPVC double glazed window to the rear and door to the side.

First Floor Landing

UPVC double glazed window to the side. Access to the partially boarded and generously insulated loft. Cupboard housing the combination boiler. Doors to all Bedrooms and Bathroom.

Bedroom 1

12'49" x 11'10" (3.66m" x 3.61m")



UPVC double glazed window to the front. Double built in cupboards providing useful storage. Radiator & telephone point.

Bedroom 2

11'31" x 9'68" (3.35m" x 2.74m")



UPVC double glazed window to the rear with a stunning outlook. Radiator.

Bedroom 3

7'8" x 5'45" (2.34m" x 1.52m")



UPVC double glazed window to the front. Built in cupboard. Radiator.

Family Bathroom

7'8" x 5'45" (2.34m" x 1.52m")



Fitted with a white suite comprising: Panelled bath with overhead shower, low level close coupled wc and pedestal wash hand basin. Radiator. UPVC double glazed window to the rear.

Garage

Accessed via an up and over door. Light and power connected.

Rear Garden



A sunny & private, west facing rear garden with fabulous, far-reaching views!! The garden itself consists of a paved patio area, which continues in a pathway form alongside the garage, and behind which is where the greenhouse is. The main area of garden is laid to lawn and is enclosed by timber panel fencing. External cold-water tap.

