

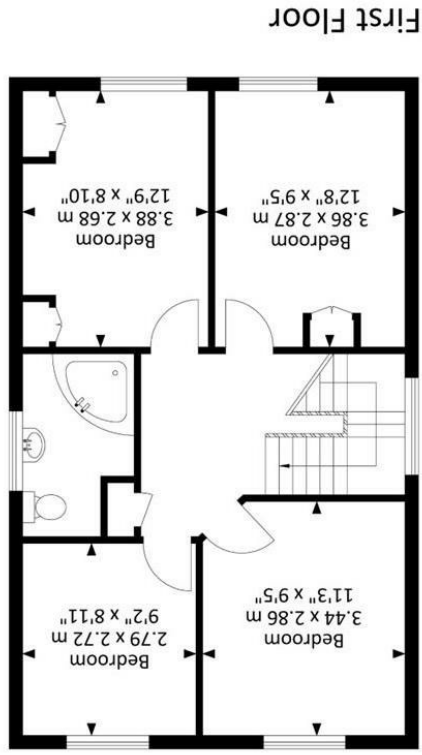
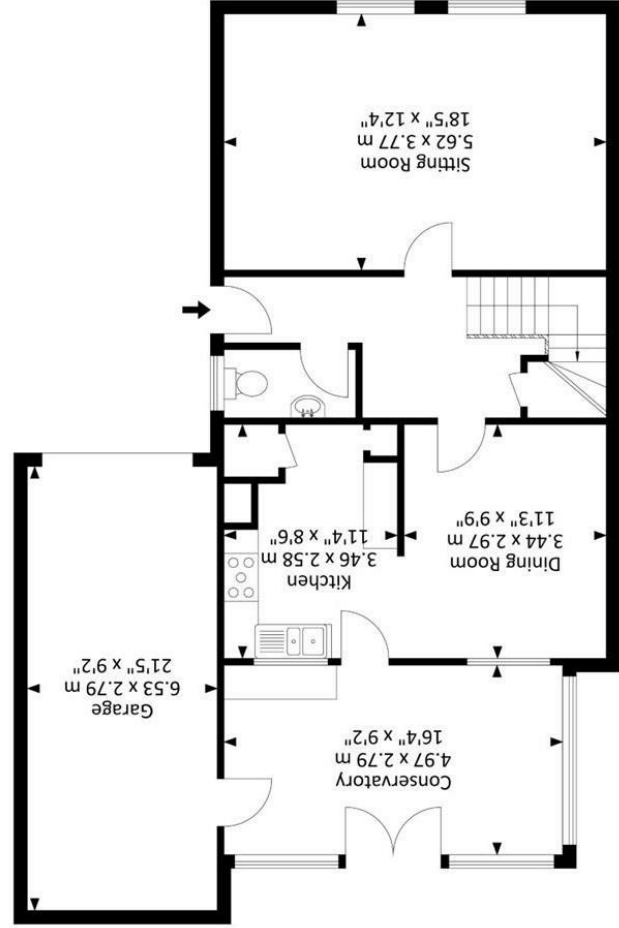
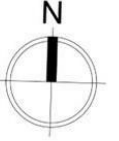
These particulars, whilst believed to be accurate and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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.

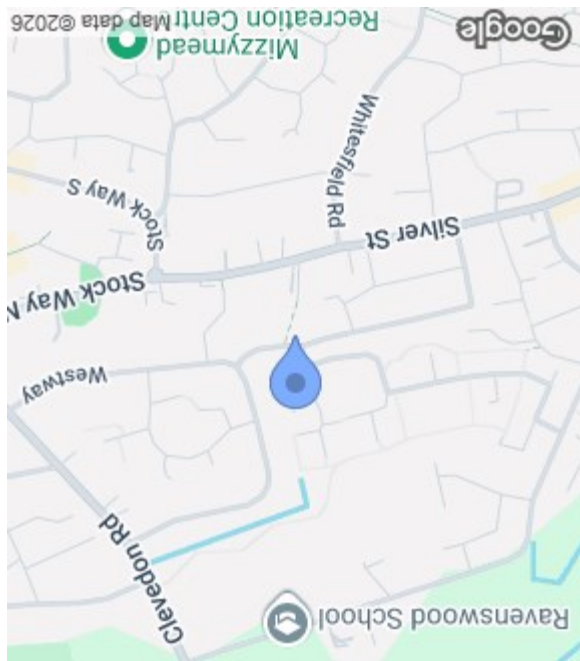
Tenure: Freehold
 Floor area: 1325.00 sq ft
 Tax Band: D

Local Authority: North Somerset

Westway, Nailsea BS48 2NB
 Approx. Gross Internal Area - 1325.10 Sq.M
 Garage Area - 18.20 Sq.M
 Total Area - 141.30 Sq.M
 1521.30 Sq.Ft - 141.30 Sq.M



Energy Efficiency Rating	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
EU Directive 2002/91/EC	67
Potential	75



75 Westway, Nailsea, BS48 2NB
 £350,000



NO ONWARD CHAIN. A spacious 4 Bedroom link detached property that is located close to the town centre with easy access to shops, schools and public transport links, benefitting from a south facing rear garden, with a garage and driveway parking to the side. Ideal for those looking to move swiftly, the property is in need of complete renovation making this a fantastic opportunity to stamp your mark. Briefly comprising; Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen and Conservatory. On the first floor there are 4 Bedrooms and a Family Bathroom whilst externally there are gardens to the front and rear - the latter being south facing, a garage and driveway parking. EPC rating - D.

Entrance Hall

Cloakroom

Sitting Room

18'5" x 12'4" (5.61m" x 3.76m")

Dining Room

11'3" x 9'9" (3.43m" x 2.97m")

Kitchen

11'4" x 8'6" (3.45m" x 2.59m")



Conservatory

16'4" x 9'2" (4.98m" x 2.79m")

Bedroom 1

12'8" x 9'5" (3.86m" x 2.87m")

Bedroom 2

12'9" x 8'10" (3.89m" x 2.69m")

Bedroom 3

11'3" x 9'5" (3.43m" x 2.87m")

Bedroom 4

9'2" x 8'1" (2.79m" x 2.46m")

Family Bathroom

Rear Garden

Garage

21'5" x 9'2" (6.53m" x 2.79m")

