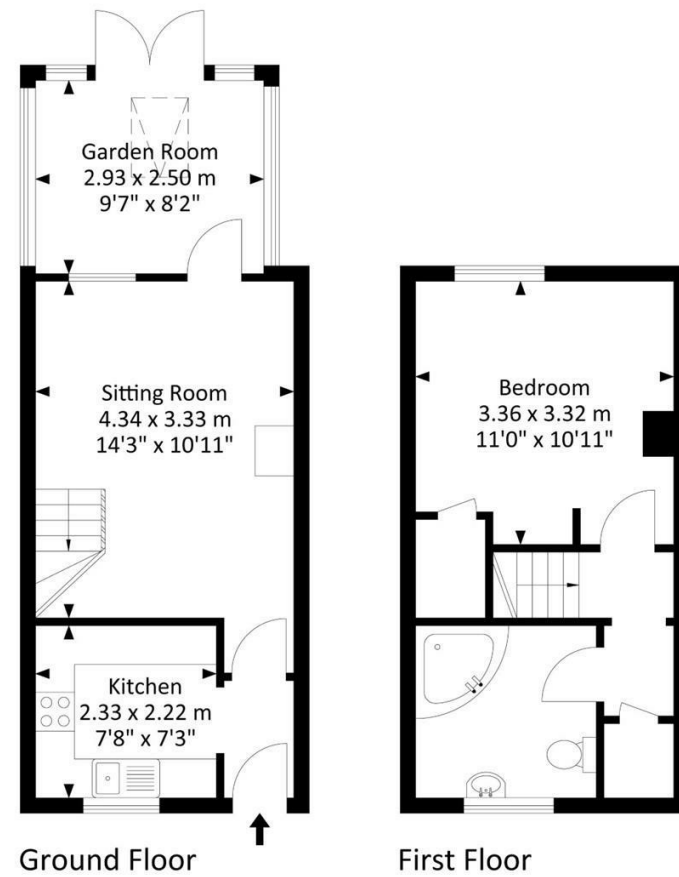




Earlesfield, Nailsea BS48 4SG

Approx. Gross Internal Area
560.40 Sq.Ft - 52.10 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.



40 Earlesfield, Nailsea, BS48 4SG

£224,995

NO ONWARD CHAIN. A well-presented, 1 double Bedroom property, located in this quiet cul-de-sac on the Western edge of town with easy access to bus routes, local shops and amenities. Ideal for first time buyers and even investors alike, this fabulous home boasts a superb Garden Room extension and will soon have a newly laid tarmac driveway making this a perfect first home. In brief, the layout comprises; Entrance Hall, Kitchen, open plan Lounge/Dining Room and a Garden Room. On the first floor there is 1 Bedroom and a Bathroom whilst externally there is driveway parking and an enclosed rear garden. EPC rating - C.

Tenure: Freehold

Floor area: 560.00 sq ft

Tax Band: B

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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Entrance Hall

Entered via a UPVC double glazed door. Radiator, consumer unit and opening to the Kitchen & Sitting Room.

Kitchen

7'8" x 7'3" (2.34m" x 2.21m")



Fitted with a range of wall and base units with square edge worksurfaces and tiling to splashback. Inset stainless steel sink with drainer and mixer tap. Fitted electric oven with gas hob above. Space and plumbing for an under counter fridge, freezer and automatic washing machine. UPVC double glazed window to the front.

Sitting Room

14'3" x 10'11" (4.34m" x 3.33m")



UPVC double glazed door & window to the Garden Room. Superb log burner. Radiator, TV point, LVT flooring and stairs ascending to the first-floor accommodation.



Garden Room

9'7" x 8'2" (2.92m" x 2.49m")



A fabulous addition to the property. Of UPVC double glazed construction with insulated ceiling, Velux window and ceiling spotlights. UPVC double glazed French doors to the rear garden.

First Floor Landing

Doors to the Bedroom and Bathroom. Useful storage cupboard.

Bedroom 1

11'0" x 10'11" (3.35m" x 3.33m")



UPVC double glazed window to the rear. Storage alcove provides ample clothes space and an additional cupboard housing the hot water tank. Radiator. Loft access.



Bathroom

7'66 x 7'21 (2.13m x 2.13m)



Fitted with a white suite comprising: Corner bath with electric shower over. Low level close coupled wc and wash hand basin. Heated towel rail. UPVC double glazed window to the front.

Rear Garden



A private rear garden fully laid to paved patio for ease of maintenance, fully enclosed by recently fitted timber panel fencing with rear gated access. Space for a shed.

Front Garden

Gravelled driveway providing off-road parking. The driveway is soon to be fully re-laid to tarmac. There is also additional parking at the end of the road if needed.