



Approx Gross Internal Floor Area: Total 55.68m sq / 599.3 sq ft



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5 FARMHOUSE CLOSE, NAILSEA, BRISTOL, SOMERSET BS48 2HD

£300,000 Freehold



This superb two Bedroom home occupies a delightful position in this quiet, centrally located Cul de Sac and is ideally placed for access to the town centre, schools, amenities and public transport links. Stylishly presented and well maintained throughout, this warm and welcoming home, briefly comprises; Entrance Hall, Sitting Room, Kitchen/Breakfast Room within integrated appliances and Conservatory, two Bedroom and a well appointed Shower Room. Outside, the fully enclosed rear gardens are beautifully landscaped, South facing and private with access to the Garage which has power connected.



ROOM DESCRIPTIONS

Entrance Hall
Entered via composite double glazed door. Stairs rising to first floor accommodation. Radiator. Door to Sitting room.

Sitting Room
15' 1" x 10' 0" (4.60m x 3.05m)
Radiator. UPVC double glazed window to front. Door to Kitchen/Breakfast Room.

Kitchen/Breakfast Room
13' 2" x 7' 4" (4.01m x 2.24m)
Fitted with a range of wall and base units with square edge worksurfaces and matching wall panels. Inset stainless steel sink and drainer with mixer tap and 'insinkerator' boiling water tap. Built in eye level double electric oven, one with hide and slide door, induction hob and extractor. Integrated fridge, freezer, washing machine and slim line dishwasher. Pantry and breakfast bar. Radiator and vinyl floor covering. UPVC double door to Conservatory.

Conservatory
5' 11" x 5' 10" (1.80m x 1.78m)
UPVC double glazed construction. Vinyl flooring. UPVC double glazed door to rear Garden.

Landing
Loft access with ladders. Doors to Bedrooms and Family Shower Room.

Bedroom 1
11' 11" x 9' 1" (3.63m x 2.77m)
Built in storage cupboard. Radiator. Feature UPVC double glazed window to front.

Bedroom 2
10' 6" x 9' 6" (3.20m x 2.90m)
Radiator. UPVC double glazed window to rear.

Family Shower Room
Fully tile and fitted with a white suite comprising; large shower quadrant with mains fed thermostatically controlled shower, wall mounted wash basin and low level W.C. Heated towel rail. tiled floor and extractor. UPVC double glazed window to rear.

Front Garden
Open plan and laid to ornamental gravel with specimen tree. Path to property.

Rear Garden
This delightful, private, South facing garden is attractively landscaped and easily maintained, comprising two paved patio areas with wooden pergolas and an artificial lawn. Secure gated access to the rear and Garage.

Garage
Electronically operated door to front and pedestrian door to rear. Power connected and parking space adjacent.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: B

