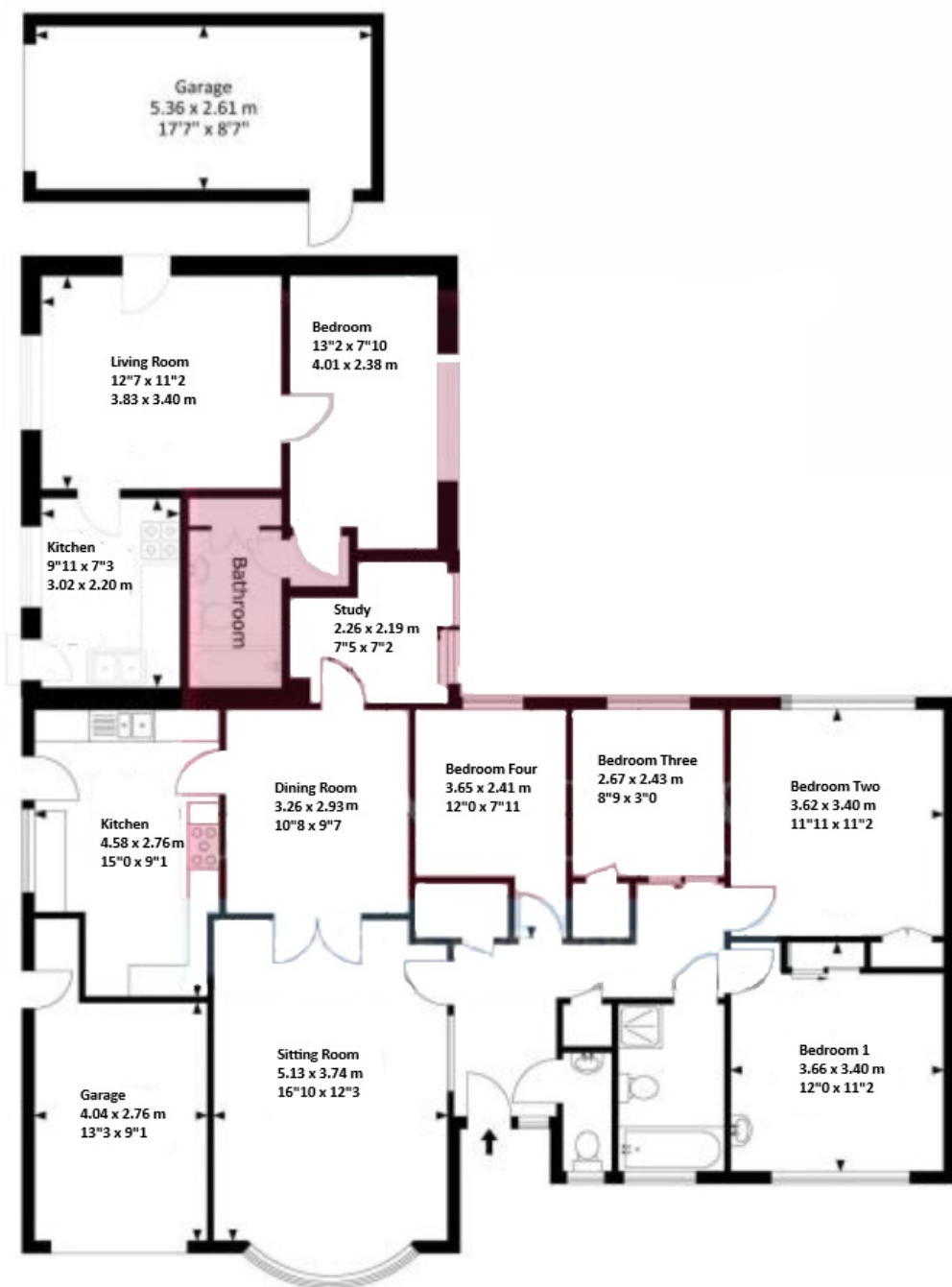




HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	66	79
EU Directive 2002/91/EC		





Located on the South Western edge of Nailsea, close to open countryside, the bungalow is favourably located near a bus route and local shops. Sitting on a corner plot the bungalow offers extended accommodation comprising; Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen & Sun Room, four Bedrooms and Family Bathroom. The Annexe accommodation briefly comprises Living Room, Kitchen, Bedroom and Bathroom. The property benefits form two Garages and driveways and an enclosed rear garden for the main residence.



## ROOM DESCRIPTIONS

**Entrance Hall**  
Entered via UPVC double glazed door with matching glazed side panel. Airing cupboard housing "Worcester" combi. Loft access with ladders. Two further storage cupboards. Doors to Sitting Room, Bedrooms and Family Bathroom.

**Cloakroom**  
Fitted with a suite comprising; low level W.C. and wash basin. UPVC double glazed window to front.

**Sitting Room**  
16' 10" x 12' 3" (5.13m x 3.73m)  
UPVC double glazed full height picture window to front. Two radiators and multi paned glazed doors to Dining Room.

**Dining Room**  
10' 8" x 9' 7" (3.25m x 2.92m)  
Radiator. Door to Sun Room and Kitchen.

**Kitchen**  
15' 0" x 9' 1" (4.57m x 2.77m)  
Fitted with a range of wall and base units with square edge contemporary work surfaces over. Inset one and a half bowl composite sink and drainer with mixer tap and tiled splashback. Range cooker with extractor, spaces for washing machine and upright fridge/freezer. Vinyl tile effect flooring. UPVC double glazed window to side aspect and UPVC double glazed door to side.

**Study/Sun Room**  
7' 5" x 7' 2" (2.26m x 2.18m)  
Radiator. UPVC double glazed patio doors opening onto rear garden.

**Bedroom One**  
12' 0" x 11' 2" (3.66m x 3.40m)  
Built in double wardrobe. Radiator and UPVC double glazed window to rear.

**Bedroom Two**  
11' 11" x 11' 2" (3.63m x 3.40m)  
Built in double wardrobe. Vanity unit with inset basin and mixer taps. Radiator and UPVC double glazed window to front.

**Bedroom Three**  
8' 9" x 8' 0" (2.67m x 2.44m)  
Radiator and UPVC double glazed window to rear.

**Bedroom Four**  
12' 0" x 7' 11" (3.66m x 2.41m)  
Built in storage cupboard. Radiator and UPVC double glazed window to rear.

**Bathroom**  
Fully tiled and fitted with a white suite comprising; panelled bath with mixer taps, shower enclosure with thermostatically controlled shower, vanity unit with inset basin and mixer taps and low level W.C. Heated towel rail and tiled floor. Extractor fan and UPVC double glazed window to front.

**Front Garden**  
Laid to lawn with a variety shrubs, paved pathway and driveway to garage.

**Rear Garden**  
Fully enclosed by timber panel fencing and natural hedging. Laid to patio and lawn with shrub borders. Timber shed and access to rear of Garage.

**Garage**  
Up and over door to front and pedestrian door to rear. Power connected.

### One Bedroom Annex

**Kitchen**  
9' 11" x 7' 3" (3.02m x 2.21m)  
Entered via composite door. Fitted with a range of wall and base units with roll edge work surfaces over. Two inset stainless steel sinks with mixer tap over. Space and plumbing for washing machine and cooker. Radiator and window to front. Door to Living room.

**Living Room**  
12' 7" x 11' 2" (3.84m x 3.40m)  
Large UPVC double glazed window to front. Composite door to side. Radiator and door to Bedroom.

**Bedroom**  
13' 2" x 7' 10" (4.01m x 2.39m)  
UPVC double glazed window to rear. Radiator and door to Bathroom.

**Bathroom**  
Fully tiled and fitted with a white suite comprising; panel bath with mixer taps, thermostatic shower and glazed screen over, ceramic pedestal hand wash basin with mixer taps and low level W.C. Double storage cupboard with "Worcester" combi boiler. Extractor fan and radiator. Loft access and tile effect vinyl floor.

**Tenure & Council Tax Band**  
Tenure: freehold  
Council Tax Band: Bungalow E Annex: A

