



KINGSHILL GARDENS  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Kingshill Gardens is a private development of some 31 bungalows and 13 apartments set in its own grounds to the west end of Nailsea with a minimum age restriction of 55. A delightful bungalow set in this age-exclusive development and benefitting its own gardens. The property is offered for sale with no onward chain. The accommodation comprises a spacious entrance hall, Living room with feature fireplace leading out to the Conservatory. Two double bedrooms and bathroom with a recently fitted shower bath. The kitchen breakfast room has a fitted double oven and space for an automatic washing machine. Outside there are gardens to the front and rear and the grass is kept in order as part of the management charge. A 24 hour emergency call system is installed for peace of mind and there is also resident house manager.

The service charge for 1/4/23 - 31/3/24 is £2690.70 & covers the resident Manager, emergency call system, outside property maintenance, buildings insurance, window cleaning & garden/grounds maintenance.



## ROOM DESCRIPTIONS

### Entrance Hall

A decent size room with doors to other rooms. Storage cupboard. Storage Heater. Intercom for 24-hour emergency calls.

### Living Room

12' 2" x 13' 5" (3.71m x 4.09m)

A lovely room featuring an electric coal effect fire with surround. TV point. Wall light points. Storage heater. Sliding patio doors lead out to the conservatory.

### Conservatory

8' 0" x 11' 0" (2.44m x 3.35m)

A easterly facing room being uPVC in construction. Power points. Sliding patio doors lead out to the rear gardens.

### Kitchen

8' 2" x 10' 0" (2.49m x 3.05m)

Fitted with a range of floor and wall units comprising drawer and cupboard storage. Ample work top space incorporating Single drainer sink unit and with tiled splashbacks. Fitted electric double oven. Plumbing for automatic washing machine. Space for upright fridge/freezer. uPVC double glazed window to front overlooking the front gardens and onto the central parking area.

### Master Bedroom

10' 4" x 11' 2" (3.15m x 3.40m)

uPVC double glazed window overlooks the rear gardens. Built in double wardrobe providing hanging and shelf storage space. Built in airing cupboard housing the insulated hot water tank. Storage heater.

### Bedroom 2 / Dining room

9' 8" x 9' 8" (2.95m x 2.95m)

Bedroom 2 is often used as a Dining room or study. This particular room has a west facing aspect. uPVC double glazed window. Storage heater.

### Bathroom

6' 7" x 6' 7" (2.01m x 2.01m)

Recently refitted and now provides a walk in Bath / Shower unit, ideal for the less mobile who enjoy and bath or shower or who need assisted bathing. Pedestal wash hand basin. Close coupled W.C. Tiled walls. Heated towel rail and extractor fan.

### Front Gardens

The front of the property is approached via a path with a pathway leading to three steps (which could be wheel chair friendly) Lawns to each side with flower and shrub borders.

### CAR PARKING

There is ample non allocated parking, some under cover and some normal. Visitor parking is also provided.

### Service Charges

The charge for 1/4/23 - 31/3/24 is £2690.70 & covers the resident Manager, emergency call system, outside property maintenance, buildings insurance, window cleaning & garden/grounds maintenance.

The bungalows for are Freehold with a peppercorn rent charge.

### Council Tax

Rated a band - C

