



HUNTER  
LEAHY  
YOUR PROPERTY EXPERTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(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	





This glorious detached bungalow is located on the edge of the favoured 'Old Church' area, the heart of historic Nailsea, where you find local shops and the renowned Tithe Barn which offers an extensive events and activities calendar. Well placed also for local buses and nearby countryside, this well presented and spacious accommodation briefly comprises; Entrance Hall, Sitting Room and Conservatory, Kitchen/Dining Room, four Bedrooms, Family Bathroom and Shower Room. Externally, there is large, easily maintained frontage which provides driveway parking for several vehicles and access to the Garage, whilst to the rear, there are pretty lawned gardens with a variety of flowers and shrubs.



ROOM DESCRIPTIONS

**Reception Hall**  
Entered via UPVC double glazed glazed door with glazed side panel. Two radiator, laminate flooring and loft access. Doors to; Sitting Room, Kitchen/Dining Room, all Bedrooms, Bathroom and Shower Room.

**Sitting Room**  
16' 4" x 11' 9" (4.98m x 3.58m)  
Feature fireplace with inset gas fire. Two radiators and a delightful dual aspect, with UPVC double glazed window to he front and UPVC double glazed sliding patio doors into the Conservatory.

**Conservatory**  
15' 9" x 7' 8" (4.80m x 2.34m)  
Of UPVC double glazed construction overlooking the garden. Wood effect vinyl flooring and UPVC double glazed French doors opening on to the Rear Garden.

**Kitchen/Dining Room**  
22' 10" x 9' 4" (6.96m x 2.84m)  
A well designed open plan space with plenty of natural light.

**Kitchen Area**  
Fitted with a range of wall and base units with square edge worksurfaces over. Inset one and half bowl sink and drainer with mixer tap and tiled splash backs. Built in eye level electric double oven and gas hob with extractor over. Integrated fridge/freezer and spaces for washing machine and dishwasher. Wood effect vinyl flooring. UPVC double glazed window to rear and door to rear garden

**Dining Area**  
Radiator and wood effect vinyl flooring. UPVC double glazed window to side.

**Bedroom One**  
13' 6" x 8' 7" (4.11m x 2.62m)  
Built in double wardrobe. Radiator and UPVC double glazed window to front.

**Bedroom Two**  
12' 0" x 9' 4" (3.66m x 2.84m)  
Built in double wardrobe. Radiator and UPVC double glazed window to rear.

**Bedroom Three**  
10' 8" x 9' 8" (3.25m x 2.95m)  
Radiator and UPVC double glazed window to side.

**Bedroom Four**  
9' 8" x 6' 9" (2.95m x 2.06m)  
Radiator and UPVC double glazed window to side.

**Family Bathroom**  
Tiled and fitted with a white suite comprising; P-shaped panelled bath with thermostatically controlled, mains fed shower and glazed screen over, vanity unit with inset basin and low level W.C. Vinyl flooring, heated towel rail and extractor. UPVC double glazed window to side.

**Shower Room**  
Fitted with a white suite comprising; tiled shower enclosure with thermostatically controlled, mains fed shower, pedestal wash basin and low level W.C. Vinyl flooring, heated towel rail and extractor. Cupboard housing combination boiler. UPVC double glazed window to side.

**Rear Garden**  
Fully enclosed by timber panel fencing with gated access to the front. This delightful, mature garden is predominantly laid to patio and lawn edged with abundant floral and shrub borders. Timber shed, outside tap and access to rear of Garage.

**Front Garden**  
Enclosed by a low stone wall to the front, the easily maintained and ample frontage is laid to block pavers and gravel with a selection of shrubs. Parking for several vehicles and/or caravan etc.

**Garage**  
**Tenure & Council Tax Band**  
Tenure: Freehold  
Council Tax Band: E

