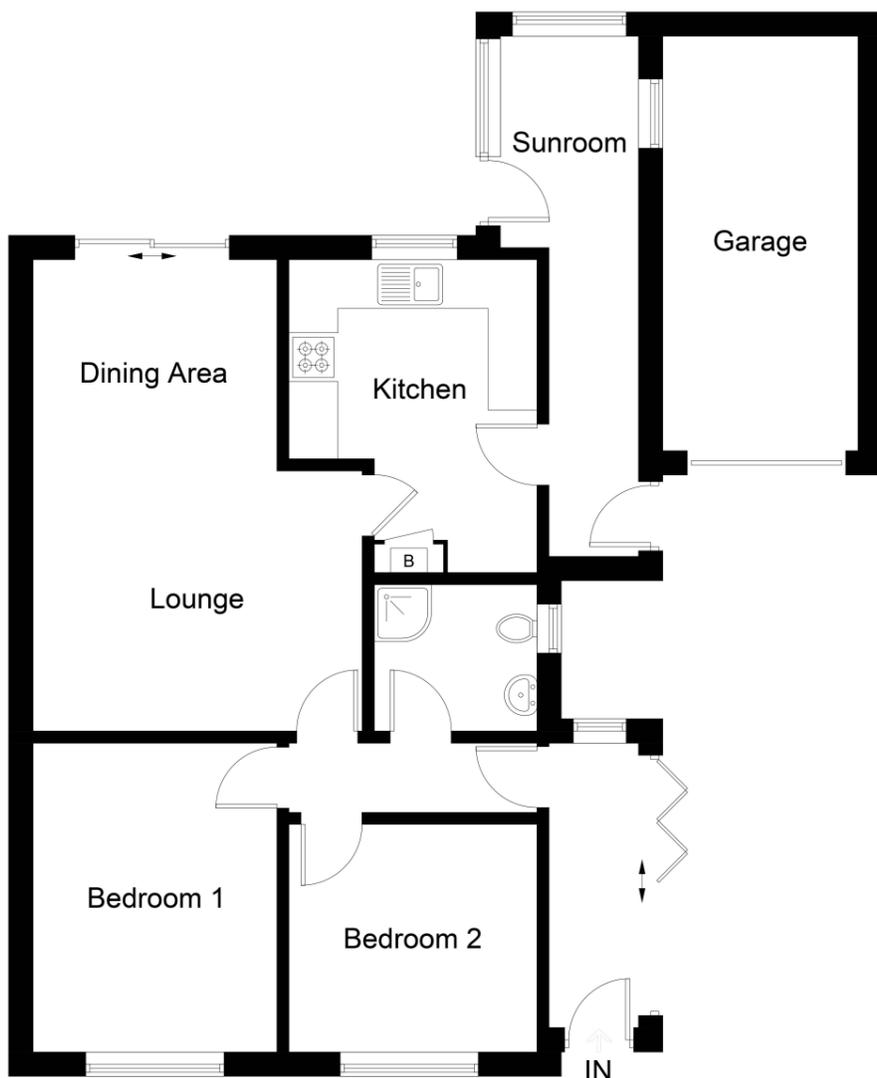




### 3 Chapel Close Nailsea, BS48 1DP

Approximate Gross Internal Area = 75.2 sq m / 809 sq ft  
 Garage = 12.2 sq m / 131 sq ft  
 Total = 87.4 sq m / 940 sq ft



For illustrative purposes only. Not to scale. ID1084897  
 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.  
 Floor Plan Produced by EPC Provision

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(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	



Being one of just five bungalows in this sought after Cul de Sac, this well designed property is sure to create a lot of early interest. Located only minutes from the town centre with its array of shops, restaurants and cafes as well as doctors/dentist surgeries and public transport links, this well presented bungalow is a real gem. Offered for sale with no onward chain, the accommodation briefly comprises; Entrance porch, Entrance Hall, spacious Living Room, Kitchen, Rear Lobby/Conservatory, two Bedrooms and Shower Room. Outside, there are easily maintained Gardens to the front and rear, along with driveway parking for two vehicles and a Garage with and electric door.



## ROOM DESCRIPTIONS

### Entrance Porch

Entered via UPVC double glazed door with obscured double glazed window to side. Radiator. Door to Entrance Hall.

### Entrance Hall

Entered via multi pane glazed door. Loft access. Doors to: Living Room, Bedrooms and Shower Room.

### Living Room

13' 9" x 19' 0" (4.19m x 5.79m) max.

Lovely room with a pleasant outlook over the gardens. Two radiators and double glazed sliding patio doors to the rear. Door to Kitchen.

### Kitchen

10' 0" x 9' 1" (3.05m x 2.77m)

Fitted with a range of wall and base units with roll edge work surface over. Inset stainless steel sink and drainer with mixer tap and tiled splashbacks. Electric oven and extractor. Space for washing machine and dishwasher or tumble dryer. Alcove housing upright fridge/freezer. Cupboard housing 'Vaillant' combi boiler and radiator. UPVC double glazed door to rear Lobby/Conservatory. Radiator and vinyl flooring. UPVC double glazed window to rear.

### Rear lobby/ Conservatory

Obscured double glazed window to front. UPVC double glazed door to side opening onto driveway. Vinyl flooring. UPVC double glazed windows to rear and side providing a lovely outlook over the garden. UPVC double glazed door to rear garden. Sliding patio door to garage.

### Garage

Up and over electric door to front. Power connected.

### Bedroom 1

12' 6" x 9' 10" (3.81m x 3.00m)

Radiator and UPVC double glazed window to front.

### Bedroom 2

9' 9" x 9' 0" (2.97m x 2.74m)

A range of fitted wardrobes. Radiator and deep sill UPVC double glazed bay window to front.

### Shower Room

6' 7" x 5' 11" (2.01m x 1.80m)

Fully tiled and fitted with an ivory suite comprising; shower quadrant with thermostatically controlled shower, pedestal hand wash basin and low level W.C. Radiator and UPVC double glazed window to side.

### Rear Garden

Enjoying the great deal of privacy and far reaching views towards the hills at Tickenham. This delightful garden which is fully enclosed and easily maintained, is predominantly laid to patio with a small area of lawn. Outside tap with well stocked raised borders.

### Front Garden

Hard landscaped for low maintenance, this lovely garden is laid to patio with pebbled areas and a variety of shrubs. Driveway provides parking for two to three vehicles and leads to the garage.

### Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: C

