



5 Kingshill Gardens, Nailsea, Bristol, Somerset BS48 2AU

# £225,000 - Leasehold

## **Property Summary**

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.

### Features

- TWO DOUBLE BEDROOMS
- MAINTAINED GARDENS
- NO ONWARD CHAIN
- RESIDENT ESTATE MANAGER
- LIVING ROOM WITH FEATURE FIREPLACE
- CONSERVATORY
- COUNCIL TAX BAND C £1836.67
- EPC D
- AMPLE PARKING AVAILABLE

### **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 constriction. 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. Build 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 with a pathway leading to three steps (which could be wheel chair friendly) Lawns to each side with flower and shrub boarders.

#### **CAR PARKING**

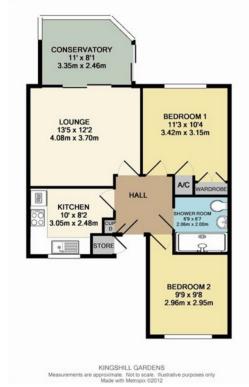
There is ample non allocated parking, some under cover and some normal. Visitor parking is also provided.

#### Service Charges

The service charge for the year 1/4/2023 - 31/3/2024 the bungalows for are Freehold with a peppercorn rent charge. The service charge covers the resident manager, emergency call system, outside property maintenance, buildings insurance outside window cleaning, gardens and grounds maintenance.

Council Tax Rated a band - C

The charge for 2023 - 2024 is £1836.67.







#### **Energy Efficiency Rating** Current Potentia Very energy efficient - lower running costs (92-100) A B C (69-80) D) (55-68) Ξ (39-54) F (21-38) G Not energy efficient - higher running costs England, Scotland & Wales EU Directive 2002/91/EC