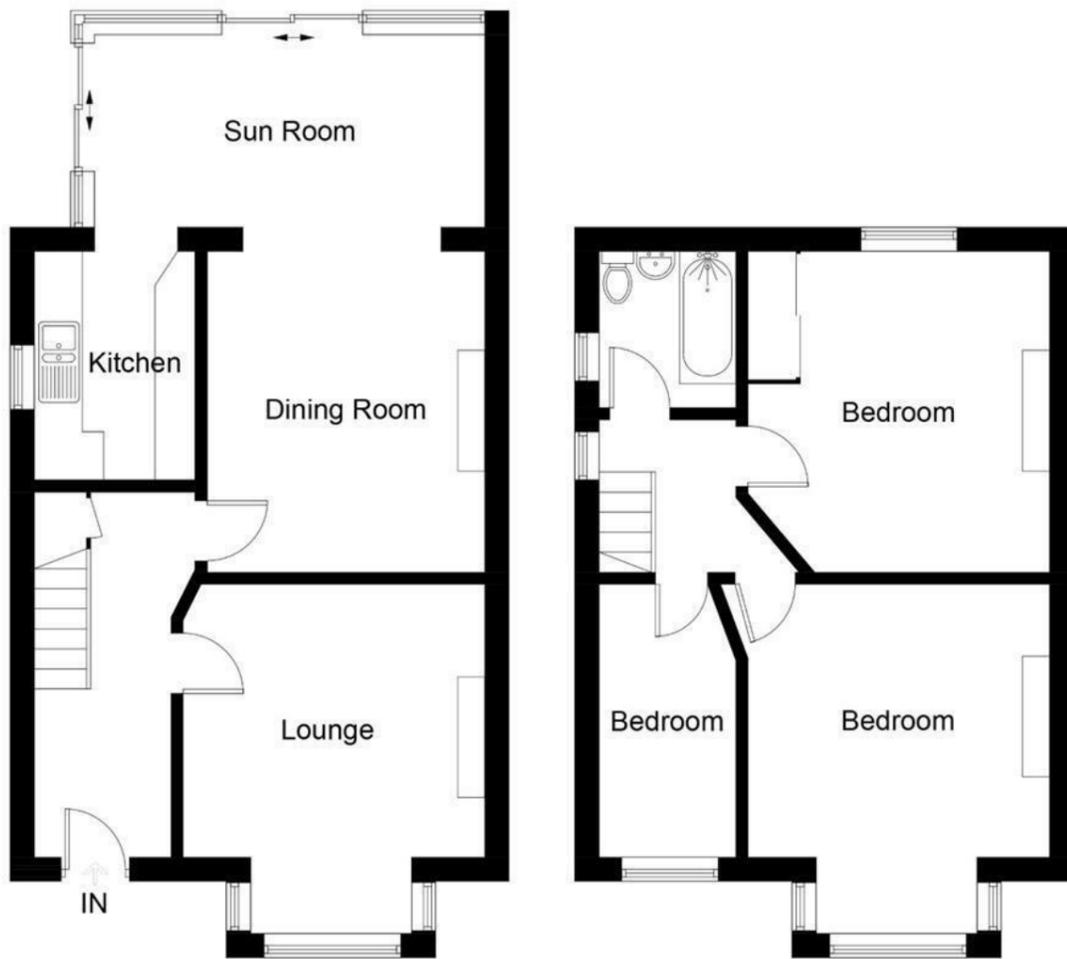




Tamarisk

Approximate Gross Internal Area = 102.1 sq m / 1099 sq ft



Ground Floor

First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. 1237212
 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



This fine 1920's residence, with its high ceilings and original picture rails, occupies a fabulous plot at the lower end of this highly regarded and most prestigious road on the Nailsea/Wraxall borders. Set well back from passing traffic, this classically designed family home enjoys a semi rural feel but is still located within easy reach of the town, local schools and amenities. Enjoying an idyllic setting with far reaching views over adjoining farmland to the rear and fields to the front, this wonderful home is sure to incur a lot of interest. Coming to market for the first time in forty years, the property presents a fabulous opportunity for the new owners to create the home of their dreams. Offering incredible scope to extend, subject to relevant planning permissions, if required, the well presented accommodation briefly comprises; Reception Hall, Sitting Room, Dining Room, Garden Room and Kitchen, three Bedrooms and Family Bathroom. Outside, the enclosed front Garden is accessed via a wooden five bar gate and laid to lawn with a long driveway, providing parking for several vehicles. Furthermore, there is a Garage with power connected and a brick built out building with water, drainage and power offering scope for many uses. The impressive and extensive rear gardens which are predominantly laid to lawn with a raised sun terrace, benefit a great deal of privacy, a South West aspect and adjoin the neighbouring farmland at the rear with glorious views.



ROOM DESCRIPTIONS

Reception Hall

Entered via composite double glazed door. Built in storage cupboard and radiator. Stairs rising to first floor accommodation with useful storage cupboard below. Doors to Sitting Room and Dining Room.

Sitting Room

11' 4" x 11' 1" (3.45m x 3.38m)

UPVC double glazed walk in bay window overlooking the front garden and fields beyond. Feature cast iron and ceramic tile fireplace with wooden surround. Radiator.

Dining Room

13' 0" x 11' 4" (3.96m x 3.45m)

Two feature alcoves and radiator. Opening to Garden Room.

Garden Room

15' 11" x 07' 11" (4.85m x 2.41m)

Full width double glazed sliding patio doors opening on to raised sun terrace to the rear and further double glazed sliding patio door to side. Access to Kitchen.

Kitchen

9' 4" x 6' 3" (2.84m x 1.91m)

Fitted with a range of wall and base units with roll edge worksurfaces over. Inset one and a half bowl sink and drainer with mixer tap and tiled splash backs. Spaces for fridge and cooker with extractor above. Floor standing oil fired boiler. Double glazed window and door to side.

Landing

Loft access. UPVC double glazed window to side. Doors to all Bedrooms and family Bathroom.

Bedroom 1

13' 6" x 11' 1" (4.11m x 3.38m)

UPVC double glazed walk in bay window to front with far reaching views. Radiator and two wall lights.

Bedroom 2

13' 6" x 13' 0" (4.11m x 3.96m)

Radiator and UPVC double glazed window to rear with views over adjacent farmland.

Bedroom 3

11' 1" x 5' 6" (3.38m x 1.68m)

Currently fitted with a cabin bed. Radiator and UPVC double glazed window to front.

Family Bathroom

Fully tiled and fitted with a white suite comprising: panelled bath with mixer tap and shower attachment and glazed screen, pedestal wash basin and low level W.C. Heated towel rail and vinyl floor covering. UPVC double glazed window to side.

Front Garden

Fully enclosed by natural hedging and access via five bar wooden gate. The frontage is predominantly laid to lawn edged with shrub and floral borders and a specimen Magnolia tree. A tarmac driveway provides ample off street parking and leads to the garage. Wrought iron gate to rear garden.

Garage

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

Brick Built Outbuilding

With power, water and drainage connected this versatile building is currently used as a Utility Room, though could easily be a home office or studio. Fitted with a range of base units with roll edge work surface and inset stainless steel sink and drainer. Vinyl floor covering and UPVC double glazed window.

Rear Garden

Fully enclosed by natural hedging with a gate into the adjoining field at the rear. This stunning South West facing garden enjoys a huge deal of privacy and far reaching views over farmland. Predominantly laid to an extensive lawn, pathway floral/shrub borders and a raised sun terrace.

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: D

