



19 Hillcrest Road

Approximate Gross Internal Area = 116.6 sq m / 1255 sq ft
 (Including Garage)



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (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. ID1012397
 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



A rare opportunity to purchase one of the most requested property types in Nailsea. This three bedroom family home has lots of development potential and in its current form offers one of the most flexible accommodation layouts. Enjoying a fabulous plot with extensive South facing Rear gardens and a sought after central location, with ease of access to the town centre, amenities and public transport links, the well presented accommodation briefly comprises; Entrance Hall. Large Sitting/Dining Room, extended Kitchen Breakfast Room, Bathroom and Bedroom3/Study to the ground floor, whilst upstairs there are two double Bedrooms, the master with en-suite facilities. Outside, to the front there are well maintained gardens, driveway and a larger than average garage. To the rear there are glorious South facing gardens offering large level lawns with well stocked borders, ideal for a keen gardener, be it flowers or vegetables. The vendor has found an vacant property.



ROOM DESCRIPTIONS

Entrance

UPVC double glazed door with welcome light.

Entrance Hall

Balustrade stairs rise to the first floor with useful storage cupboard under. Doors to Bathroom, Bedroom 3/Study and Sitting/Dining Room.

Study / Bedroom 3

11' 11" x 7' 6" (3.63m x 2.29m)

UPVC double glazed window overlooking the front gardens. Radiator.

Family Bathroom

Fully tiled and fitted with a white suite comprising; panelled bath with mixer tap, vanity unit with inset basin and low level W.C. Radiator. UPVC double glazed window to front.

Sitting/Dining Room

Living Area

15' 1" x 13' 3" (4.60m x 4.04m)

Originally two rooms this is now a spacious and airy Sitting/Dining room being dual aspect. UPVC sliding patio doors to rear leading out to the large south facing rear garden, Feature fireplace with hearth and wood fire surround, fitted electric fire. Two radiators, Door to Kitchen/Breakfast Room

Dining Area

13' 5" x 9' 5" (4.09m x 2.87m)

Radiator. UPVC Double glazed window to front.

Kitchen

Fitted with an extensive range of wall and base units with roll edge worksurface over. Inset one and a half bowl sink with macerator and drainer with mixer tap and tiled splash backs. Built eye level double oven and grill and electric hob. Integral fridge/freezer and space for dishwasher. Extended from the original property and now providing a very spacious Kitchen Breakfast room. UPVC double glazed window and door to the rear.

Landing

Loft access. Access to both Bedrooms.

Master Bedroom

UPVC double glazed window to side. Airing cupboard housing Vaillant boiler. Ensuite facilities comprising; quadrant shower with sliding doors. Double opening doors to low level WC & wash hand basin with tiled splash backs. Radiator.

Bedroom 2

15' 8" x 9' 6" (4.78m x 2.90m)

UPVC double glazed window to rear and radiator. Eaves storage with boarded loft access. Storage cupboard with hanging rail.

Front Garden

Enclosed by low stone wall and laid to lawn with floral borders. Gated access to tarmac driveway.

Garage

Larger than average up and over door to front. Light and power. Space for fridge freezer. Utility area with roll over work top, under counter storage, plumbing for washer & dryer. Door to rear garden.

Rear Garden

A superb feature of this lovely property is the absolutely glorious South facing gardens. Fully enclosed by timber panel fencing, the extensive gardens are predominantly laid to level lawns with well stocked, mature borders, paved patio and path. Greenhouse, timber panel fencing and outside tap.

Tenure & Council Tax band

Tenure -Freehold

Council Tax Band - C

