



19a Chapel Barton, Nailsea

Approx. Gross Internal Area
1729.8 Sq.Ft - 160.7 Sq.M
(Total area includes garage)



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(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.
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.



This exceptional detached bungalow is idyllically located in a pleasant, quiet Cul de Sac towards the Western edge of town. Tucked away and screened from view, this impressive home is afforded privacy without isolation and is well placed for local shops and amenities, public transport routes and nearby countryside. Sitting in delightful, well tended grounds, this spacious bungalow offers well designed accommodation which briefly comprises; Reception Hall, Cloakroom, Kitchen/Breakfast Room, Fabulous Sitting/Dining Room, three double Bedrooms, En Suite Shower Room and family Bathroom. Outside there are mature Gardens to all sides with a large frontage providing ample parking and a double garage.



ROOM DESCRIPTIONS

Reception Hall
Entered via composite door with 2 matching glazed side glazed panels. Loft access with ladders and airing cupboard. Doors to Cloakroom, Kitchen/Breakfast Room, Sitting Room, Dining Room, all Bedrooms and Family Bathroom.

Kitchen/Breakfast Room
14' 9" x 10' 11" (4.50m x 3.33m)
Fitted with a range of wall, base and larder units with square edge work surfaces over. inset ceramic sink and drainer with mixer tap and tiled splashbacks. Built in electric double oven and induction hob with extractor over. Integral full height fridge, freezer and dishwasher. Full height built in larder unit. Kardean flooring and radiator. Two UPVC double glazed windows to front and side. Door to Garage.

Living Room
21' 0" x 13' 11" (6.40m x 4.24m)
A glorious and spacious dual aspect room with feature log burner with tiled hearth. Two radiators and Two French Doors to rear and side with matching full height UPVC side panels. Opening to Dining Room.

Dining Room
15' 5" x 12' 1" (4.70m x 3.68m)
UPVC double glazed French Doors to rear with full height matching glaze panel. Radiator and door to Hallway.

Bedroom 1
12' 2" x 11' 4" (3.71m x 3.45m)
UPVC double glazed window to rear. Radiator and door to En Suite Shower Room

En Suite Shower Room
Tiled and fitted with a white suite comprising; shower quadrant with thermostatic shower, hand wash basin on chrome washstand and low level W.C. Radiator and vinyl flooring. UPVC double glazed window to rear with matching frosted glazed panel.

Bedroom 2
12' 1" x 10' 8" (3.68m x 3.25m)
UPVC double glazed window to rear. Radiator.

Bedroom 3
11' 4" x 7' 10" (3.45m x 2.39m)
UPVC double glazed window to front. Radiator.

Family Bathroom
Tiled and fitted with a white suite comprising; panel bath with mixer tap, separate shower quadrant with thermostatic shower, hand wash basin on chrome washstand and low level W.C. Radiator. UPVC double glazed window to front with matching side glazed panel. Vinyl flooring.

Rear Garden
The rear gardens are split into two main areas. A pedestrian gate gives access to a large covered area providing useful storage for bins, water but and even an undercover drying area. This then leads past the Greenhouse, with power connected, and raised flower beds / Vegetable plots to the main secluded gardens. Enclosed by lap fencing this area of garden is mainly laid to lawn and is of a very generous size. To the rear of the garden is a fenced off area which provides additional flower and shrub borders. Outside tap and side access.

Front Garden
Closed by timber panel fencing and low brick wall, this large, welcoming ornamental gravel driveway provides parking for multiple vehicles. Feature centre bed with trees and a range of shrubs and flower beds. 2 further water butts.

Double Garage
Electric up and over door to front. UPVC double glazed door to rear. Utility section with a range of base units with roll over work surfaces over. Space and plumbing for washing machine and dryer. Space for upright fridge and freezer. Light and power connected.

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

