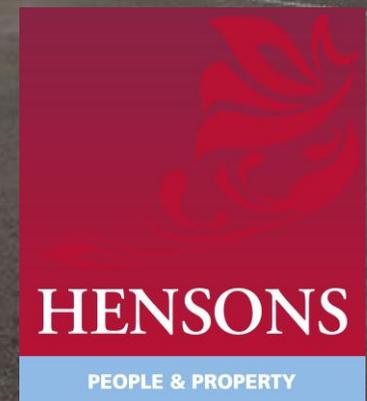




An outstanding 3 bedroom fully modernised detached bungalow that is very deceptive and is presented beautifully, having been improved with new fixtures and fittings, a well-equipped kitchen, a utility room, a cloakroom, and light neutral decor and very recent new carpeting.



30 Westway, Nailsea
North Somerset BS48 3NB
Offers in the region of £484,950

The Bungalow and Gardens

Offered for sale with no onward chain, this attractive detached bungalow enjoys a highly convenient position on one of the town's popular residential avenues, within easy reach of the excellent range of amenities available in the centre but well away from through traffic and public car parks.

For those seeking the simplicity and joy of single-level living without compromise, this is a home that combines practicality, comfort, and a pleasing sense of space that has been



comprehensively and tastefully modernised in recent years and is set within level and kept gardens.

The bungalow is approached via an easily managed front garden, enclosed by a low stone wall and laid mainly to lawn with established shrub and floral borders. A tarmac driveway leads to the garage, immediately giving the sense of a property that has been carefully maintained and thoughtfully looked after.

Once inside, a spacious entrance hall provides a welcoming first impression and sets the tone for the accommodation beyond. There is a natural ease to the layout, with all principal rooms leading from the hall, together with useful storage, loft access with a ladder, and an airing cupboard housing the boiler.



The main reception room is a particularly generous sitting/dining room, a light and comfortable space with a large picture window drawing in plenty of natural light from the front. It is easy to imagine this as the heart of the bungalow, with ample room for both relaxed seating and a dining table for family meals or visiting guests.

The kitchen lies to the rear and is has been refurbished well with a good selection of contemporary wall and base units with complementary work surfaces over them, an inset sink, built-in oven, hob and an extractor, together with space for further appliances. It is both practical and well arranged and is complemented by a separate utility room which adds greatly to the day-to-day functionality of the bungalow. Here there is additional storage, a further sink, space and plumbing for laundry



appliances, access to the rear garden, and an internal door through to the garage. The garage itself has power connected, an electric roller door, a side window, and the added benefit of a cloakroom fitted with WC and wash basin.

The three bedrooms are all well proportioned, giving the bungalow a flexibility that will appeal to a range of buyers. The principal bedroom is a comfortable double room overlooking the rear garden and includes a built in wardrobe.

Bedroom two is another well-proportioned room, also with built in wardrobe storage, while bedroom three offers further versatility, whether used as a bedroom, guest room or perhaps a study or somewhere to watch the cricket or Strictly etc.



Serving the bedrooms is a smartly appointed shower room, fully tiled and fitted in a clean contemporary style with a walk-in shower featuring both waterfall and handheld fittings, together with a pedestal wash basin, WC, heated towel rail, and radiator.

Outside

The bungalow is approached via a level tarmac drive that provides parking and leads to the attached garage with a powered roller door to front, a window to side, light and power connected, a door to the utility room and a door to the WC.

The rear garden is an especially appealing feature. Fully enclosed and level, it has been designed to be both attractive and manageable, with a paved patio and pathways, an area of lawn,



established shrub borders, and a selection of trees, including a pear tree. It is a garden that feels private and easy to enjoy, whether for quiet morning coffee, light gardening, or simply sitting out in the warmer months.

Altogether, this is a well-balanced and well-cared-for bungalow, offering spacious bungalow accommodation in a convenient and sought-after location close to the heart of the town. With no onward chain, it presents an excellent opportunity for a smooth move into a bungalow that is ready to enjoy from the outset.

Construction:

The property is traditionally constructed and was built by a respected local building company..





Services & Outgoings:

All main services are connected. Telephone connection. Gas fired central heating through radiators. Full double glazing. High speed and superfast broadband are available with download speeds up to 1Gb or better via fibre. Cable TV services are also available. Council Tax Band D

Energy Performance Certificate:

The house has been assessed for energy performance as band C-70

Mortgages & Finance:

There is a bewildering array of funding options for this property. Our fully qualified independent financial advisor (I.F.A.), Graham will be pleased to provide FREE, Impartial advice as you need it. Please call Judith Clarke B.A. (Hons) in the office who will arrange this for you.

The Town:

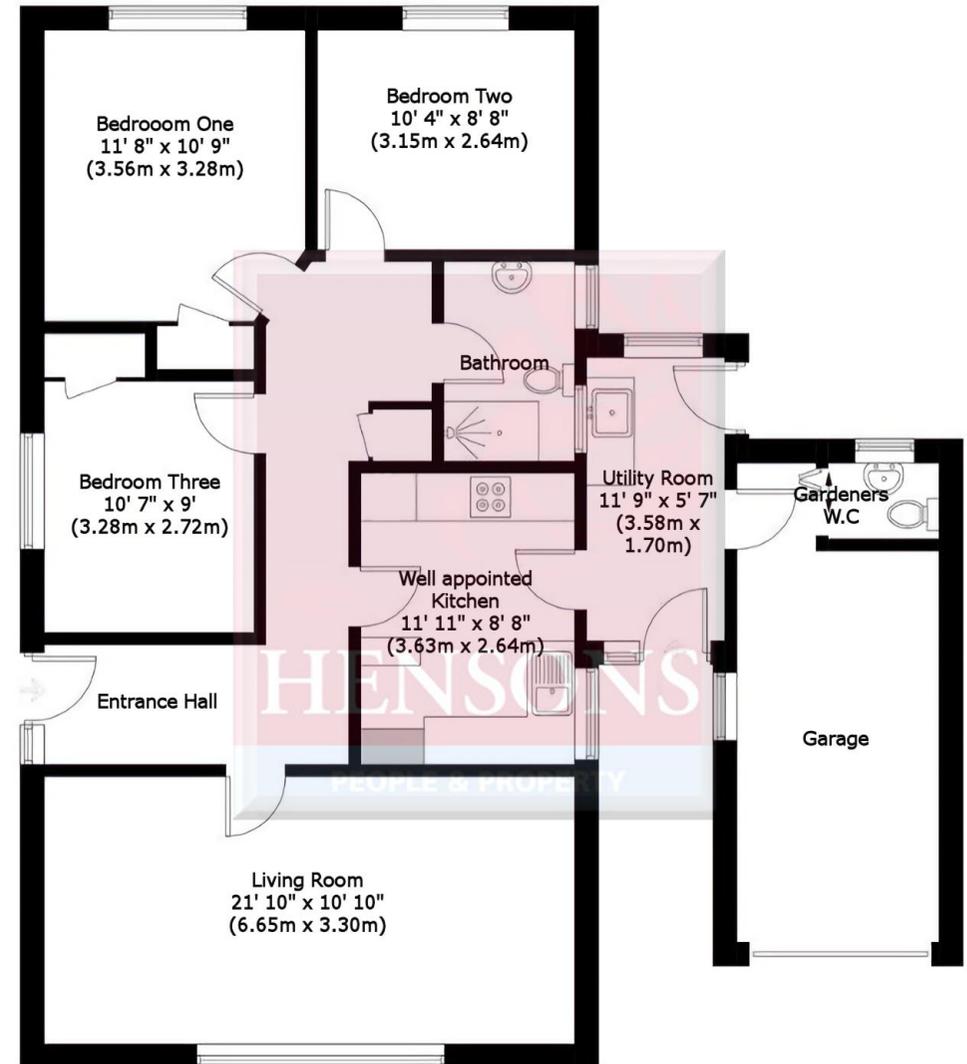
Still known affectionately by many as 'the village', Nailsea is the smallest of the four North Somerset towns but the most conveniently placed for Bristol at just 8 miles from the city.

A good range of amenities are available including large Tesco and Waitrose supermarkets, Doctors and Dental surgeries, a pedestrianised shopping centre with nationally known and smaller independent retailers, and professional offices. There are two health centres, dental practises, a leisure centre with a gym, cafes, pubs and restaurants including the excellent White Truffle restaurant. In addition to the conventional retail shops there is a well supported monthly farmers market and periodic food festivals too.

Though well placed for the commuter, Nailsea is surrounded by pretty North Somerset countryside but with easy access to other major centres in the area and access to the Sustrans national cycle network with a good route to Bristol and other destinations. Junctions 19 and 20 of the M5 are less than 6 miles giving easy access to the country's motorway network and a main line rail connection is available at Nailsea and Backwell Station which is within walking distance with direct trains to Bristol, Filton-Abbeywood, Bath and London- Paddington.

Viewing:

By appointment with the Sole Agents: Hensons - Telephone 01275 810030



The agent has not tested any apparatus, equipment, fixtures, fittings or services and therefore cannot verify that they are in working order or even connected. A buyer is recommended to obtain verification from their solicitor or surveyor. The particulars are provided subject to contract and include floor plans that can only give a general indication of the layout of the property. Drone and similar photographs are for identification purposes and general guidance only and do not accurately depict boundaries, accuracy is not guaranteed and should not be relied on for any purpose. All measurements are approximate and may be rounded up or down when converted between imperial measurements and metric measurements. All fixtures and fittings are excluded from the sale unless separately included within the 'fixtures and fittings' list that will be provided by the sellers' conveyancers or solicitors as a sale proceeds. Any reference to planning consent and land areas is only opinion or estimate or, where mentioned based on information provided by the sellers. Where potential for development, improvement or extension is mentioned, no guarantee of a favourable planning consent is given, and no detailed exploration of supposed potential has been undertaken unless otherwise expressly stated as having been carried out by Hensons rather than the seller or their architect or town and country planning advisors. For further information about planning consent requirements and possibilities, we recommend that an appointment is arranged to meet with our fully qualified planning consultant (there may be a charge for that service). These draft particulars do not form part of any contract, and no warranty is given neither do they form part of any offer made by the agents or the seller. © Hensons 2026



HENSONS

Ivy Court, 61 High Street, Nailsea, Bristol, BS48 1AW

Telephone: 01275 810030

Email: info@hbe.co.uk

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