



**The Dell, Nailsea – An ideal quiet, level setting within easy reach of the town centre amenities**

**Nailsea - Offers in the Region of £349,950 - Freehold**





This exceptionally appealing semi-detached bungalow has undergone thoughtful and comprehensive improvements, resulting in a beautifully balanced home that exudes comfort, flexibility, and charm. Carefully reimagined for easy day-to-day living, the accommodation now includes a lovely living room, a superb conservatory opening to the garden, a study, a spacious, fitted kitchen, two attractive bedrooms, and a generous, well-appointed bath/shower room, all presented in a style that is both tasteful and welcoming.

There is a wide car port and an integral store room, ideal for garden equipment, bicycles, a barbecue and the practical requirements of everyday life, while the level rear garden offers ample space should a future owner wish to add a garden shed, a summerhouse, or even a more elaborate garden cabin.

This is very clearly a home that has been loved and carefully maintained. The bungalow has been designed to provide easily managed living space in an attractive, level setting within an established crescent and cul-de-sac of similarly styled bungalows, just to the south-west of the town centre.

It is an area that has long been appreciated for its convenience and peace, with Mizzymead Bowls Club, the tennis club, and the recreation centre are all within an easy five-minute walk.



Find it on our website



The shopping centre, Tower House Medical Center, the Livro Lounge, The Glassmaker, Waitrose, and many other amenities are only a few minutes further on foot.

The position is a particularly attractive part of the overall appeal. Although highly convenient for the town and its facilities, the bungalow stands in a quiet area well away from busy roads, giving it a peaceful and settled atmosphere without ever feeling isolated. That is precisely why homes in The Dell and Ashton Crescent are so often sought after, and over the years we have seen very few bungalows here to match the quality and overall appeal of this one.

The improvements carried out in recent years are extensive, but they have been introduced with a light touch and a clear understanding of the original design. They are subtle, practical and tastefully executed. The kitchen has been enlarged by incorporating a former porch and then carefully replanned; the study is a valuable addition to the original layout, and the expansive bath/shower room is a particularly well-matched enhancement, as is the integrated storeroom to the rear. The conservatory is another notable success, complementing the original accommodation beautifully and drawing the living space naturally out into the garden. The second bedroom, itself another comfortable double room, also offers excellent flexibility and could equally serve as a separate dining room, a snug or a television room, as presently arranged.

The living room is especially attractive, offering generous proportions, a feature fireplace and the advantage of an almost full-width, full-drop window that allows an open outlook across the crescent to the front. This brings in excellent natural light and enhances the feeling of space that is such a pleasing part of the bungalow's original design.

The property is offered for sale without any onward chain delay, as the owner has already moved, and therefore a fast-track completion can be agreed if required.

Hensons – over 100 years of local property knowledge, experience and results. Family-owned since 1909.





### **Viewing:**

By appointment with the Sole Agents: Hensons

Telephone: 01275 810030

Email: [info@hbe.co.uk](mailto:info@hbe.co.uk)

Or book via this property's details on our award-winning website:  
[www.hbe.co.uk](http://www.hbe.co.uk)

### **Services & Outgoings**

All main services are connected. Telephone connection. Gas-fired central heating through radiators with an efficient combi boiler. Full double glazing. High-speed and superfast broadband are available, with download speeds of up to 1.5 Gb or better via fibre. Cable TV services are also available. Council Tax Band: C

### **Energy Performance Certificate**

The house has been assessed for energy performance at a significantly better than the national average of D-60. This bungalow is a good Band C-78

### **Construction**

The property is traditionally constructed and was built by a respected region-wide building company.

### **Mortgages & Finance**

There is a bewildering array of funding options for this property. Our fully qualified independent financial adviser (I.F.A.), Graham, will be pleased to provide free, impartial advice as you need it. Please call Janet Sterling at Hensons on 01275 810030, who will be happy to arrange this for you.

### **The Town & Connections to Bristol, Bath and London**

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

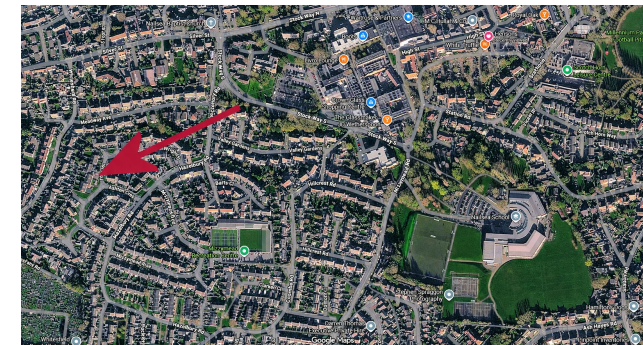
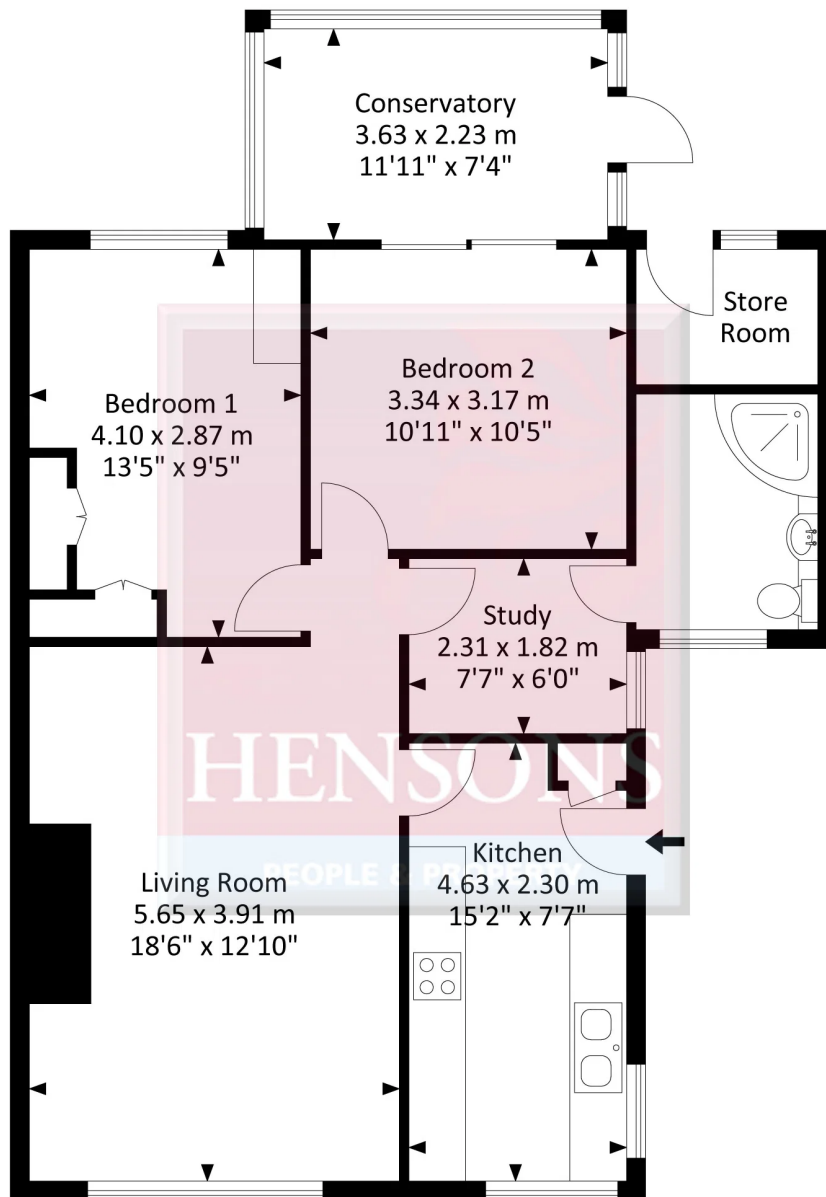
A good range of amenities are available, including large Tesco and Waitrose supermarkets, There are two health centres; dental practices, a leisure centre with a gym, and cafés, pubs, and restaurants, including Paradiso and the excellent White Truffle.

In addition to the conventional retail offering, there is a well-supported monthly farmers' market and periodic food festivals too.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## HENSONS

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