



A prominent position in the favoured Tendlewood area
close to Golden Valley and Nowhere Wood
Trendlewood Way, Nailsea - Offers in the Region of £450,000





A very well designed 4 bedroom detached family house of genuine comfort with 4 all-double bedrooms and a well-appointed bathroom.

The ground floor space is also extensive, with a kitchen-diner and a supremely spacious and flexible living room. The house certainly has lasting appeal, coming to the open market for the first time in almost thirty years, having last changed hands through Hensons.

We remember it well as a much loved home then, and it has clearly remained exactly that for the present owner, who has enjoyed this lovely setting for nearly three decades and now moves only to downsize and relocate.

Offered with no onwards chain delays right away.

Occupying a prominent, level position in the sought-after Trendlewood area of Nailsea.



The house enjoys an open outlook and is perfectly placed for easy access to the town centre, highly regarded schools – Golden Valley is a couple of minutes' walk away – and parkland all on foot via Festival Way. There are also good public transport links, and the mainline station just in Backwell offers direct trains to Bristol, Bath and beyond to London in under two hours.



Find it on our website

This is a location that has long appealed to families because of its balance of accessibility, practicality, and the established surroundings; that area is still close to open countryside on the edge of the town.

The accommodation is well appointed, well balanced and pleasingly generous in its proportions. An entrance hall leads into an unusually spacious open-plan living room that even offers space for a dining table if you wish. This is a very comfortable dual aspect living space with patio doors opening to the rear garden, while the kitchen diner and cloakroom complete the ground floor rooms. The inner hall that leads to the cloakroom also offers good built-in storage – larger space and there is a door that opens usefully to the integral garage with utility space within. Upstairs, there are four double bedrooms together with a well-arranged family shower room, making the house ideally suited to family life, visiting guests or those needing space to work from home.

Outside

The property immediately impresses.

To the front, an open plan garden, block paved driveway, turning bay and integral garage provide excellent practicality and ease of day-to-day living while creating an appealing setting.

A path and gate allow access to the level rear garden that is enclosed, established and of a very good family size, combining the lawn and patio with borders that give the house a settled, cared-for feel. The patio also enjoys summer sun right into the evening.

No Onward Chain Delays – What This Means

Importantly, the house is offered with the enormous advantage of no onward chain delays, as it will be vacant very shortly, allowing for a swift and straightforward move if required.

For a buyer keen to settle in quickly and enjoy the season ahead, this is a perfect opportunity to be here for the summer, subject to the usual contract formalities.





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 up to 1.5 Gb or better via fibre. Cable TV services are also available. Council Tax Band E

Energy Performance Certificate

The house has been assessed for energy performance as band D-68

Construction

The property is traditionally constructed.

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 Janet Sterling at Hensons on 01275 810030, who will arrange this for you.

The Town & Connections

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; a pedestrianised shopping centre with nationally known and smaller independent retailers; and professional offices. There are two health centres, dental practices, a leisure centre with a gym, and 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 commuters, Nailsea is surrounded by the pretty countryside of North Somerset and has easy access to other major centres in the area, as well as to the Sustrans national cycling network. Junctions 19 and 20 of the M5 are less than 6 miles, giving easy access to the country's motorway network.

Viewing

By appointment with the Sole Agents:

Telephone: 01275 810030. **Email:** info@hbe.co.uk

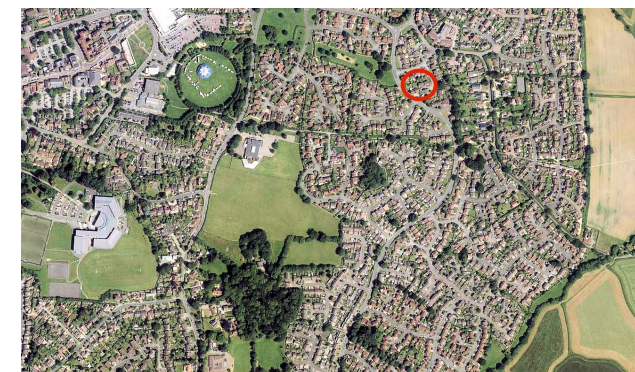
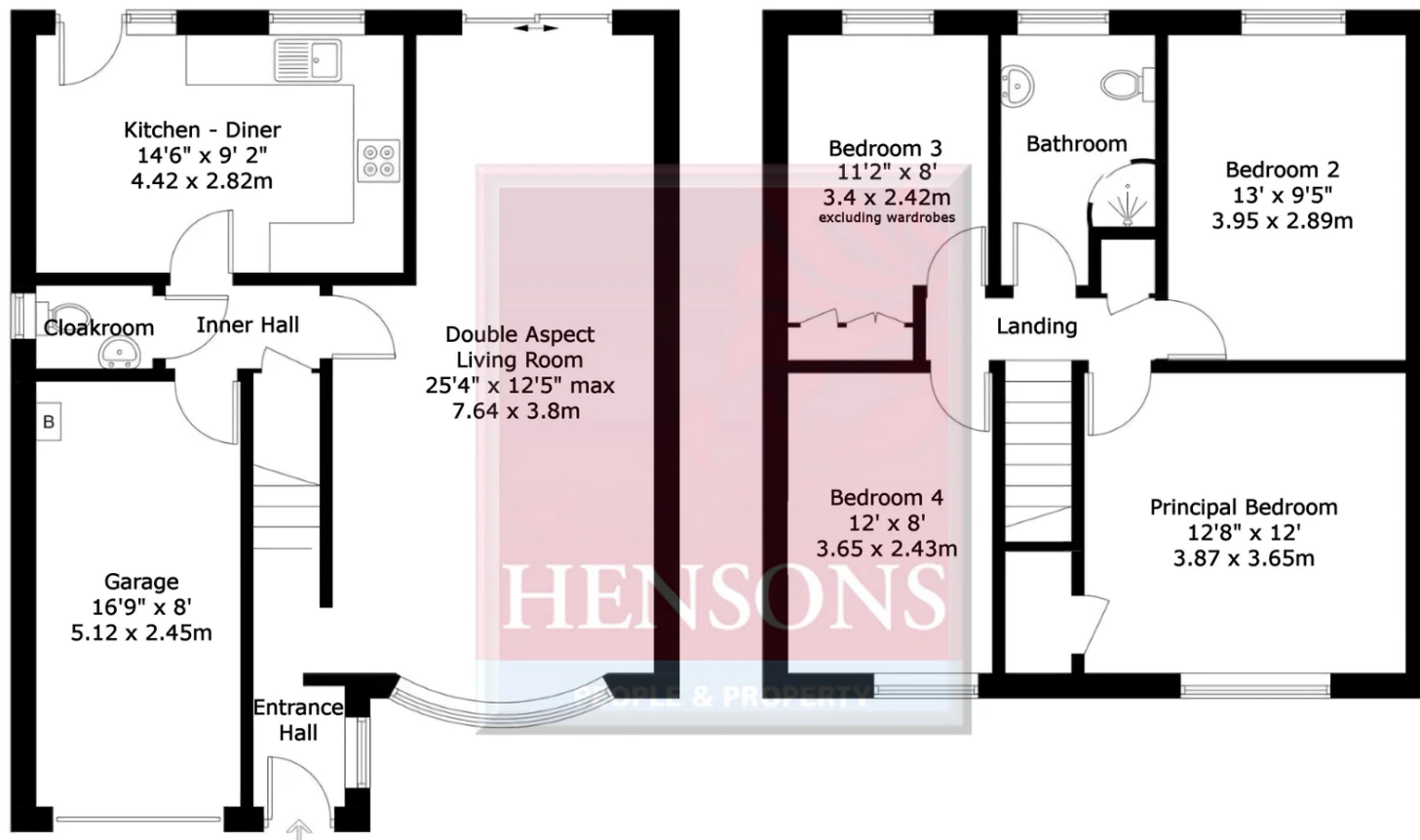
Or book via this property's details on our award-winning website. www.hbe.co.uk

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



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