



36 Earlesfield
Nailsea, Bristol, BS48 4SG

Robin King | Estate Agents

36 EARLESFIELD, NAILSEA, BRISTOL, BS48 2FZ

2 bedroom mid terraced house in an established cul-de-sac position on edge of town, close to beautiful surrounding countryside

- Approx 551 sq ft
- Fitted kitchen
- Sitting room with patio door to the garden
- Fully enclosed south facing rear garden
- Off street parking
- No onward chain

Situated on the edge of this thriving town in an established cul-de-sac with countryside, bus stop, primary school and local shop all close by, this property is sure to appeal to anyone looking for an easily maintained home.

The entrance door leads into the hallway and from there into the fitted kitchen with window overlooking the front. There is a range of white wood effect floor and wall units with tiled splashbacks, stainless steel sink with mixer tap, space for a cooker, fridge/freezer, tumble dryer and plumbing for a washing machine. The gas boiler is also sited here.

The sitting room is situated to the rear and is flooded with light from the window and patio door which opens onto the garden.

Stairs lead to the first floor landing and the main bedroom has two windows overlooking the garden and a cupboard housing the hot water tank. The second bedroom overlooks the front. The bathroom is partly tiled and has a modern white suite with electric shower over the bath.

The cottage-style south facing gardens are a real asset to the property, easily maintained and fully enclosed with patio area, mature shrubs, gravel area, garden shed and gate to rear access. To the front, there





is an ornamental tree, flower border, lawn area and parking.

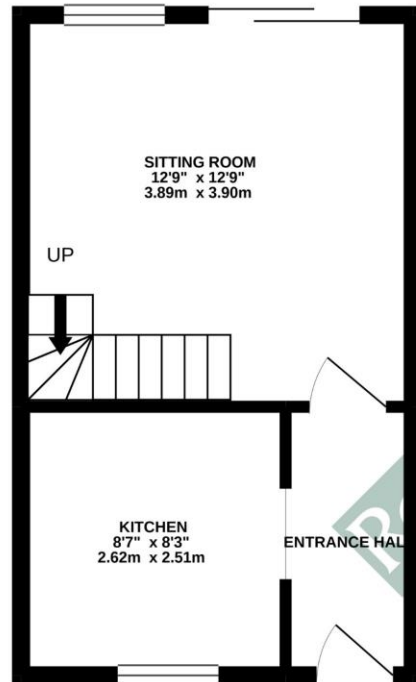
Agent's Note – the property is being sold by a relative of a Robin King employee.

Location - The town of Nailsea has an excellent range of amenities including a library, health and sports centres/clubs and churches along with schooling from infant to senior level. There are good shopping facilities, including a Waitrose supermarket, within the Crown Glass pedestrian shopping centre, along with various pubs, cafes and restaurants. Nailsea & Backwell Station is within approximately 2 miles, providing regular mainline train services to Bristol and beyond. Junction 20 of the M5 (Clevedon) is within 5 miles, and Bristol is 11 miles away.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

GROUND FLOOR
275 sq.ft. (25.6 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA: 551 sq.ft. (51.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS – From Robin King’s office, turn right at the traffic lights onto the A370. Continue into Backwell and at the traffic lights turn left onto Station Road. Proceed under the railway bridge turning left onto Queens Road. Proceed along Queens Road turning left onto Hannah Moore Road and then first left onto The Maples. Turn right onto Earlesfield and bear right and the property is at the end of the cul-de-sac.

SERVICES – All mains services, gas central heating.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band B £1,483.00 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

EPC RATING - C