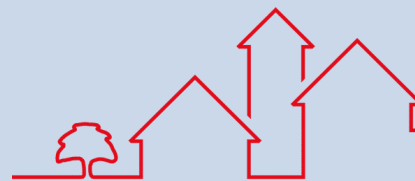




14 Langport Gardens, Nailsea

Guide Price **£335,000**



Parker's

Estate Agents & Property Lettings



14 Langport Gardens

Nailsea, Bristol

A Charming 2-Bedroom Semi-Detached Bungalow with Garage and No Onward Chain

This cosy 2-bedroom semi-detached bungalow offers off-street parking, a garage, and is being sold with no onward chain, ensuring a smoother purchase. Situated in a cul-de-sac just off The Perrings, it benefits from a convenient location with Nailsea shops and supermarkets nearby, making daily errands and shopping easily accessible.

The property welcomes you with a delightful front garden, featuring a lawn and flower beds, leading to the entrance porch and hallway. To the left is a bright kitchen/diner with a fitted kitchen, ample storage, and dual-aspect windows that provide plenty of natural light and views of the front garden.

At the rear of the property is a spacious lounge with sliding doors that open onto the beautiful rear garden. The inner hall leads to the main bedroom, which enjoys views of the garden and benefits from built-in wardrobes, a second bedroom, and a recently refurbished bathroom featuring a double shower.

14 Langport Gardens

Nailsea, Bristol

Outside, the property offers a driveway, a garage, and convenient side access. The large rear garden is a true highlight, boasting a lush lawn, patio area, well-maintained borders, a variety of shrubs and plants, and a handy garden shed tucked away. Fenced for privacy, it's an ideal space for outdoor relaxation.

The bungalow has been recently refreshed with new flooring and carpets throughout, making it move-in ready. This home is perfect for downsizers or first-time buyers and is available with no onward chain, ensuring a seamless purchase process.

Welcome to Nailsea, a historic town in North Somerset that blends history, modern amenities, and natural beauty. Nestled in picturesque countryside, it offers rural tranquillity with easy access to urban conveniences. The bustling town centre features shops, supermarkets, and local businesses, alongside a mix of historic and contemporary architecture. Nature lovers can enjoy parks, gardens, and nearby reserves, with Ashton Court and Tyntesfield House just a short drive away. Nailsea has excellent transport links by bus, road, and train, along with good schools and community events, making it a great place for families and visitors alike.



**Porch**

2' 11" x 2' 11" (0.90m x 0.90m)

Hall

11' 2" x 2' 11" (3.40m x 0.90m)

Lounge

13' 9" x 10' 10" (4.20m x 3.30m)

Kitchen/ Diner

15' 5" x 7' 7" (4.70m x 2.30m)

Inner Hall

6' 7" x 2' 7" (2.00m x 0.80m)

bedroom 1

13' 1" x 9' 2" (4.00m x 2.80m)

Bedroom 2

6' 11" x 9' 2" (2.10m x 2.80m)

Bathroom

6' 7" x 6' 3" (2.00m x 1.90m)

GARDEN**REAR GARDEN**

Off street - 1 Parking Space

Single Garage - 1 Parking Space

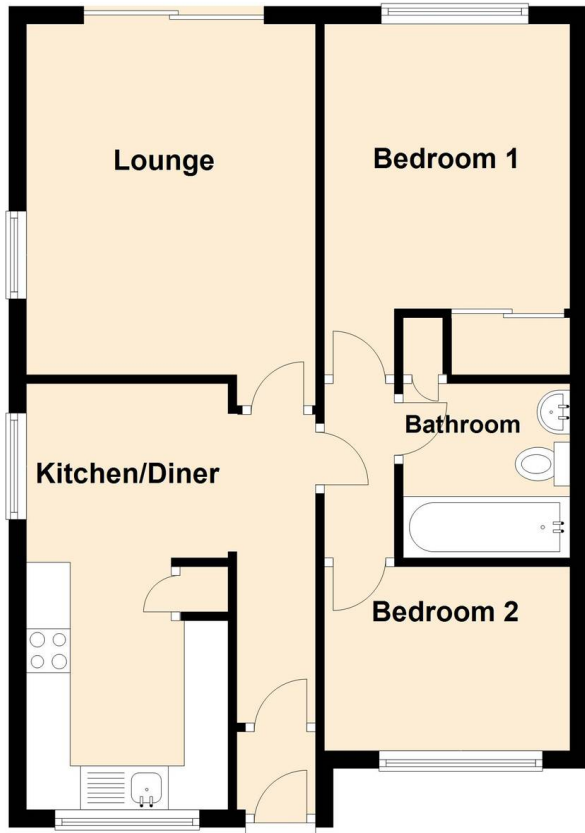
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C




Ground Floor



Sketch plan for illustrative purposes only
Plan produced using PlanUp.

14 Langport Gardens, Nailsea

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(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 	



Parker's Estate Agents

Parkers Property Services, 1-3 Station Road - BS48 3NW

01275 463096 • sales@parkers-ea.co.uk • www.parkers-ea.co.uk/

