



Trinity Road,
Nailsea, North Somerset
£340,000

westcoast
PROPERTIES

A well presented extended four bedroom semi-detached house situated in a sought after cul-de-sac location. The property comprises of an entrance hall, downstairs cloakroom, kitchen/breakfast room leading into a good sized utility room, dining room opening into a further reception room, lounge with feature fireplace, four bedrooms all with fitted wardrobes, three of which are doubles, a five piece family bathroom with corner bath and separate double shower. The house further benefits from gardens, garage, carport and driveway. Viewing is highly recommended. (EPC rating: D)



ALL SIZES ARE APPROXIMATE, THE ACCOMMODATION COMPRISES:

uPVC obscure feature double glazed entrance door leading into:

Entrance Hall: Radiator with individual thermostat, door to kitchen breakfast room, door to downstairs cloakroom, Georgian style door with glazed inlets leading through to dining area

Downstairs Cloakroom: 6' 0" x 3' 11" (1.83m x 1.19m) Obscure uPVC double glazed window overlooking side aspect, two piece white suite incorporating wash hand basin with swan neck mixer tap over, inset in high gloss vanity cupboard, close coupled WC, feature wooden cladding with dado rail above, coat hooks, vinyl tiled effect flooring

Kitchen: 8' 5" x 7' 9" (2.56m x 2.36m) Solid wooden base units and eye line display units, some with leaded windows, drawers with roll top work surfaces over and tiled splash backs, larder cupboard housing gas meter with shelving, space for Range master cooker with tile splashback behind and built in extractor over, downlighting, tiled effect vinyl flooring throughout, archway leading through to:

Breakfast Room: 9' 8" x 8' 7" (2.94m x 2.61m) Inset one and a half bowl and drainer with swan neck mixer tap over and further solid wood base, eye line units with roll top surfaces over, built-in table, radiator with individual thermostat, further tiled splash back, down lighters, tiled effect vinyl flooring throughout, uPVC double glazed, double doors leading out to the rear garden, wooden door leading to:

Utility Room: 9' 1" x 6' 1" (2.77m x 1.85m) Obscure uPVC double glazed window overlooking rear aspect, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, work surface over, range of eye line units, space for large fridge and large freezer, ceramic tiled flooring

Dining Room: 14' 6" x 8' 9" (4.42m x 2.66m) Double radiator with individual thermostat, under stairs storage space and further storage space cupboard under with coat hooks, wood effect laminate flooring which comes through from the hallway which segregates where the dining table is, coving to ceiling, there is an archway leading through to:

Extra Reception Room: 9' 8" x 8' 3" (2.94m x 2.51m) Double radiator with individual thermostat, TV point, uPVC double doors opening out to rear garden, coving to ceiling, wooden door leading through to Kitchen

Lounge: 18' 0" x 11' 2" (5.48m x 3.40m) Georgian style door with glass inlets into the lounge, uPVC double glazed bow window over looking the front aspect with feature stained and leaded top window, further uPVC double glazed window overlooking the front aspect, double radiator with individual thermostat, telephone point, TV point, wooden surround and mantel with tiled backing and hearth incorporating a gas living flame fire, coving to ceiling

Stairs leading to first floor and landing: Carpeted stairs, doors leading to bedrooms one, two, three, four and family bathroom, cupboard with slatted shelving, access to loft

Bedroom One: 15' 6" x 8' 3" (4.72m x 2.51m) uPVC double glazed window overlooking front aspect, radiator with individual thermostat, wall points, built-in double wardrobes with hanging rail and storage cupboards above further side cupboard with shelving and further cupboard above and corner unit with shelving and further shelving unit above, access to loft, coving to ceiling

Bedroom Two: 11' 3" x 10' 9" (3.43m x 3.27m) uPVC double glazed window overlooking rear aspect, double radiator with individual thermostat, TV point, built-in wardrobe with hanging rail and shelving above, coving to ceiling

Bedroom Three: 11' 3" x 9' 9" (3.43m x 2.97m) uPVC double glazed window with leaded and stained feature glass top section, overlooking the front aspect, double radiator with individual thermostat, TV point, built in cupboard with hanging rails

Bedroom Four: 8' 3" x 7' 7" (2.51m x 2.31m) uPVC double glazed window overlooking front aspect, double doored cupboard which has shelving and houses the Worcester combination boiler, built-in desk, double radiator with built in thermostat

Bathroom: 7' 9" x 6' 6" (2.36m x 1.98m) Obscure uPVC double glazed window overlooking front aspect with leaded and stained obscure top window, four piece suite comprising of paneled corner bath with shower attachment over, wash hand basin on pedestal, close coupled WC, double shower cubicle housing the Mira thermostatic shower, feature cladding and dado rail above, wall mounted chrome heated towel rail, wood effect vinyl flooring

Rear Garden: Fully patioed for easy maintenance, large shed, chipped raised borders for various pots and shrubs, two outside lights, enclosed by timber panel fencing and walling

PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

For a free market appraisal contact this office.

MONEY LAUNDERING REGULATIONS 2012

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Approx. Gross Area 1378 Sq.Ft - 128 Sq.M
Garage 97 Sq.Ft - 9 Sq.M
Total 1475 Sq.Ft - 137 Sq.M



Ground Floor



First Floor

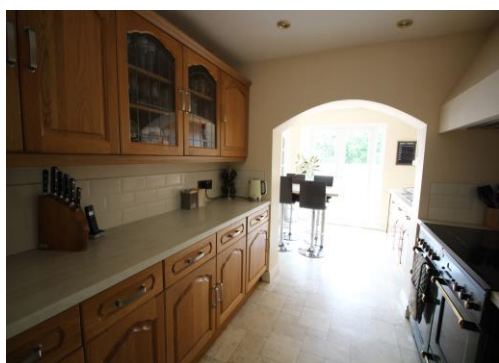
For illustrative purposes only. Not to scale. ID191035

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPIC Provision.com

01275 857773

infonaisea@westcoastproperties.uk.com

www.westcoast-properties.co.uk



Consumer Protection from Unfair Trading Regulations 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. They may however, be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the Estate Agent will be processed by the Estate Agent and the "Property Sharing Experts" group (of which it is a member) for the purpose of providing services with the business of an Estate Agent but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your Estate Agent.