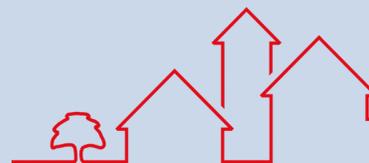




54 Coombe Road, Nailsea
£355,000



Parker's

Estate Agents & Property Lettings



54 Coombe Road

Nailsea, Bristol

This beautifully presented three bedroom semi detached house offers an exceptional opportunity for families and professionals seeking a modern and comfortable home in a highly desirable location. Recently refurbished to a high standard throughout, the property boasts three well-proportioned bedrooms, providing ample space for rest and relaxation. The welcoming entrance hall leads to a bright and airy living room, ideal for both entertaining guests and enjoying quiet evenings in.

The contemporary kitchen is thoughtfully designed with sleek cabinetry and integrated appliances, ensuring both style and practicality, and it opens onto a dedicated utility area that offers additional storage and laundry facilities for added convenience. The accommodation is complemented by a stylish family bathroom, finished with quality fixtures and fittings. Residents will benefit from the property's excellent school catchment, making it a perfect choice for those with children, while the prime transport links nearby provide easy access to the city centre and surrounding areas, ideal for daily commuting.

The property also features a spacious rear garden, perfect for outdoor entertaining, and a neat front garden that enhances the home's attractive kerb appeal. Beautifully reimagined for modern life, this semi-detached home pairs flexible living spaces with a premier location. It offers a rare chance to step straight into a high-spec residence where every detail has been handled, all set within a thriving and perfectly positioned neighborhood.

54 Coombe Road

Nailsea, Bristol

Nestled in the enchanting North Somerset countryside, Backwell is a delightful village with a strong sense of community. Backwell boasts excellent transport links with regular buses and a train station, providing easy access to nearby towns and cities while retaining a peaceful ambience that offers a welcome respite from urban life. Families are drawn to Backwell for its outstanding schools and recreational facilities, fostering a safe and nurturing environment for children to grow. With a range of amenities, including local shops, cafes, and pubs, residents can savour a leisurely pace of life without sacrificing convenience. Whether you're looking for a cosy cottage, a spacious family home, or a tranquil retreat, Backwell offers a diverse selection of properties to suit all tastes and desires. Embrace the idyllic beauty of Backwell and discover the enchanting lifestyle it has to offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Living Room

13' 9" x 12' 10" (4.19m x 3.91m)

Kitchen Dining Room

20' 0" x 8' 3" (6.10m x 2.51m)

Bedroom 1

12' 8" x 8' 10" (3.86m x 2.69m)

Bedroom 2

10' 1" x 9' 11" (3.07m x 3.02m)

Bedroom 3

9' 9" x 7' 0" (2.97m x 2.13m)

Utility

3' 0" x 8' 3" (0.92m x 2.51m)

Family Bathroom

8' 5" x 5' 6" (2.57m x 1.67m)

Landing

8' 2" x 8' 6" (2.50m x 2.59m)

Hallway

13' 9" x 4' 11" (4.19m x 1.50m)



GARDEN

Driveway (Garage)

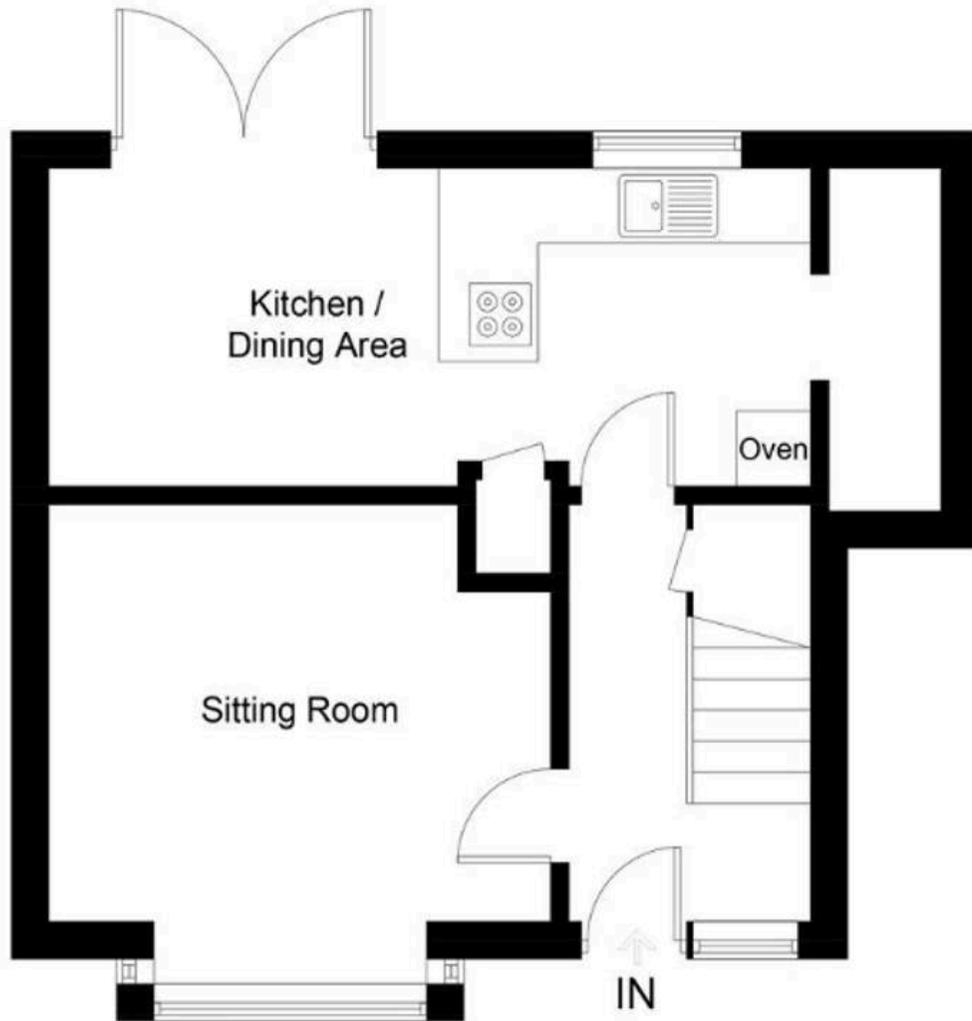
| Parking Space



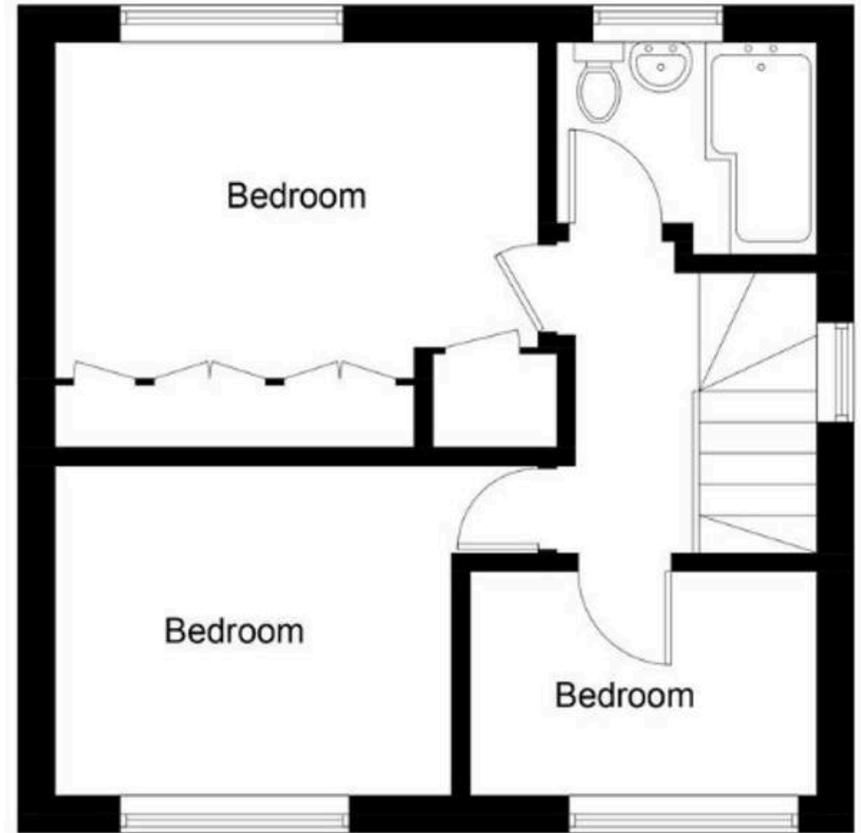


54 Coombe Road

Approximate Gross Internal Area = 78.8 sq m / 848 sq ft



Ground Floor



First Floor

For illustrative purposes only. Not to scale. ID1268311
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 EPC Provision



Parker's Estate Agents

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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

