

Kingshill Nailsea BS48 2AU

£475,000

marktempler

RESIDENTIAL SALES





Property Type	Cottage - Semi Detached	How Big	1076.00 sq ft
Bedrooms	3	Reception Rooms	2
Bathrooms	1	Warmth	Gas Central Heating
Parking	On Street	Outside	At The Rear
EPC Rating	D	Council Tax Band	C
Construction	Standard	Tenure	Freehold

This secluded cottage, steeped in character and history dating in part back to 1681, offers a perfect blend of period charm and modern comfort. The beautifully presented semi-detached home features three well-proportioned bedrooms, making it ideal for families or anyone seeking extra space.

The ground floor includes two welcoming reception rooms: a bright sitting room filled with natural light, and a cosy dining room with a striking stone-built fireplace—perfect for relaxed evenings or hosting guests. At the rear, a stylish kitchen offers space for a small breakfast table and enjoys a pleasant view over the garden. A separate utility room adds further convenience to daily living. Upstairs, the modern bathroom is a standout feature, complete with a vaulted ceiling and skylight that enhance the sense of space and light. All three bedrooms are generously sized, with built-in storage and a bright landing that adds to the home's airy feel.

Outside, the picturesque cottage garden is filled with colourful flowers and mature shrubs, providing a peaceful and private setting for relaxation or entertaining. A well-designed garden office offers a quiet and comfortable workspace for those working from home. The garden pod also has an integrated storage section. The door is next to the side small window and then it runs the full width of the pod. The internal space is approximately 3.5m squared

Within walking distance of Nailsea town centre and just a 20 to 30-minute drive from Bristol city centre, this charming property presents a rare opportunity to own a historic home in a welcoming and well-connected community.







A charming cottage blending character and modern comforts, with a garden office and walking distance to Nailsea town centre.



#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

**Proof of Identification** - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

**Proof of Funding** - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

**Proof of Chain** - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Head Projects (Surveyors)**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



## Material Information

### UTILITIES

Mains electric, gas, water and drainage.

### BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps. Mobile coverage is good outdoor and variable in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

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