

Hillcrest Road Nailsea BS48 2JA

£459,950

marktempler

RESIDENTIAL SALES





	PROPERTY TYPE	
Bungalow - Semi Detached	HOW BIG	829.00 sq ft
	BEDROOMS	2
	RECEPTION ROOMS	2
	BATHROOMS	1
	WARMTH	Gas Central Heating
	PARKING	OUTSIDE SPACE
Driveway	Front and Rear	
	EPC RATING	COUNCIL TAX BAND
D	C	

This meticulously extended and upgraded bungalow offers a perfect blend of contemporary design and spacious accommodation, finished to an impeccable standard. Designed for modern living, the property boasts an open and light-filled layout, with the main living areas positioned at the rear. Double doors from the dining area and bi-folding doors from the sitting room seamlessly connect the indoors with the creatively landscaped garden, providing a wonderful flow for entertaining and relaxation.

The property features two generously sized bedrooms, both thoughtfully designed for comfort and style. The beautifully appointed contemporary bathroom includes a luxurious four-piece suite, complete with a walk-in shower. The kitchen is a standout feature, showcasing a range of modern units complemented by oak block worktops and integrated appliances. A separate utility room adds practicality without compromising the home's elegant design.

The rear garden has been transformed into a year-round retreat, with a roofed pergola, summer house, and patio, all designed for low-maintenance enjoyment and alfresco dining. To the front, a driveway provides convenient off-road parking.

This home offers a rare combination of high-quality finishes, spacious living areas, and versatile outdoor spaces, making it an exceptional choice for discerning buyers.



A beautifully extended and improved bungalow offering exceptional living space



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

Proof of identification - we need to run an electronic check for all purchasers of the property. To do this, we need your full name including titles, dates of births and residential address(s) for the last three years. The ID check is at no cost.

Proof of funding - if a mortgage is required, we need to see an up-to-date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash, we will need to see an official statement of the funds required.

Proof of chain - if you are selling your home with another agent, we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients. Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral fee £175 + VAT, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Centre - Mortgage Advisors Referral Fee 20% of the net commission received. All referral fees are included within any quotes provided by the named companies.

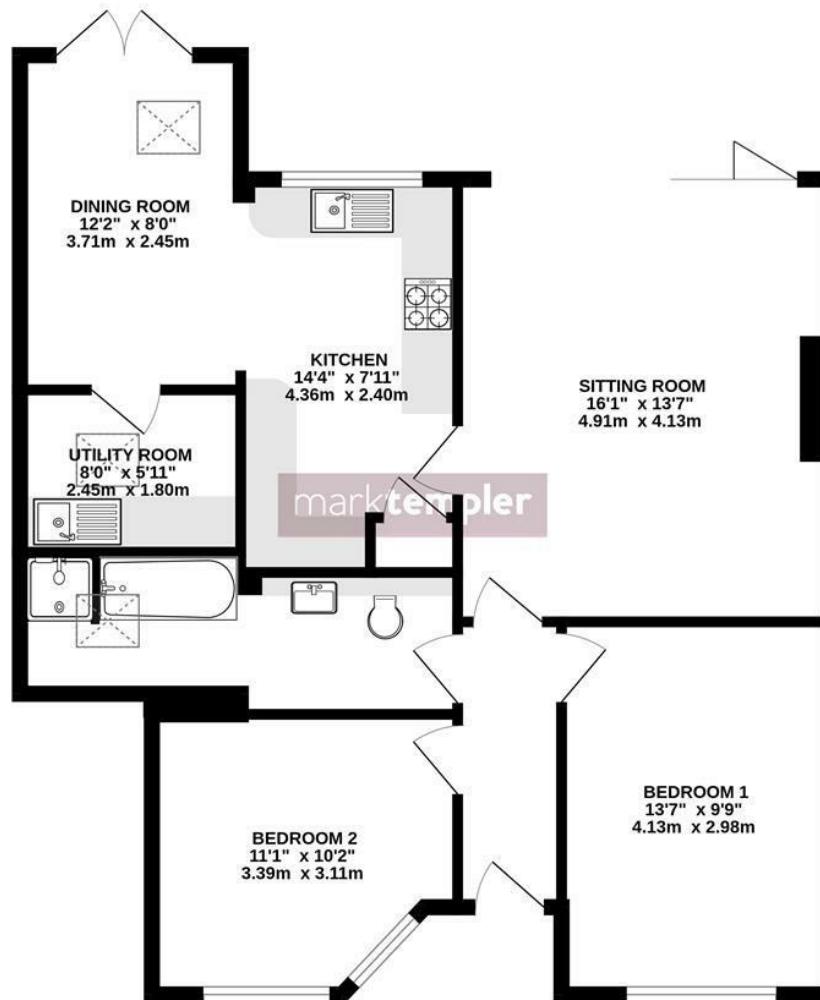


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GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.

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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