

Brunel Road Nailsea BS48 2FD

Offers Over £345,000

marktempler

RESIDENTIAL SALES





Property Type
House - End Terrace



How Big
814.00 sq ft



Bedrooms
3



Reception Rooms
1



Bathrooms
1



Warmth
Gas Central Heating



Parking
Garage and Driveway



Outside
Front and Rear



EPC Rating
C



Council Tax Band
C



Construction
Standard



Tenure
Freehold

Set within a quiet cul-de-sac on the western fringes of Nailsea, this recently renovated home offers modern, contemporary accommodation ready for immediate occupation.

In brief, the ground floor features a welcoming entrance hallway with cloakroom, a bright sitting room, and a stylish kitchen/dining room with direct access to the garden. Upstairs, there are three bedrooms – two well-proportioned doubles and a third single – served by a modern bathroom.

Outside, the rear garden is fully enclosed and laid mainly to patio, creating a sociable and low-maintenance space ideal for entertaining during the warmer months. A single garage sits in the rear corner of the plot, with a long driveway to the side providing ample parking.

Brunel Road is a sought-after location, with countryside walks nearby, a butcher's and Co-op within easy reach, and Nailsea town centre just a little further away. The property is offered for sale with no onward chain.



Recently renovated Nailsea home with modern interiors, patio garden, garage, driveway parking, and no onward chain



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

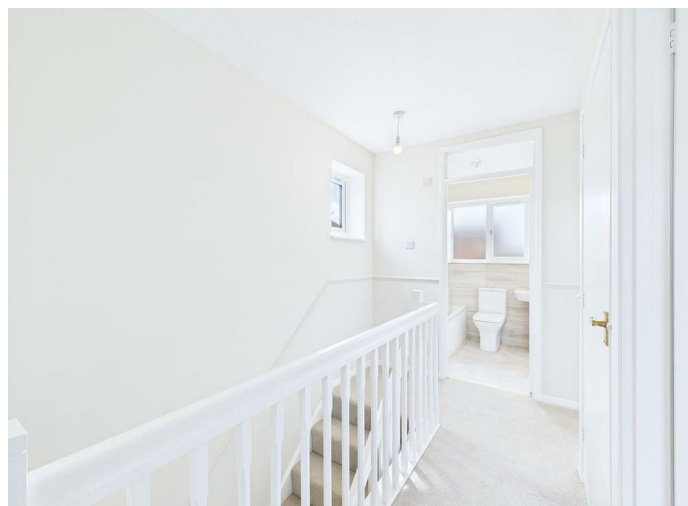
UTILITIES

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](https://www.ofcom.gov.uk/consult/condocs/broadband/broadband-checker/) and is accurate to the best of knowledge.



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