

Fosse Lane Nailsea BS48 2AR

£299,950

marktempler

RESIDENTIAL SALES





	<b>Property Type</b>		<b>How Big</b>
	House - Semi-Detached		619.00 sq ft
	<b>Bedrooms</b>		<b>Reception Rooms</b>
2		1	
	<b>Bathrooms</b>		<b>Warmth</b>
1			Gas Central Heating
	<b>Parking</b>		<b>Outside</b>
	Garage and Parking		Front, Side and Rear
	<b>EPC Rating</b>		<b>Council Tax Band</b>
			C
	<b>Construction</b>		<b>Tenure</b>
Standard			Freehold

This charming two-bedroom home offers a delightful blend of comfort and convenience, tucked away in a peaceful backwater just off Silver Street. Ideally positioned within easy reach of Nailsea town centre and the surrounding open countryside, the property provides an excellent balance between everyday amenities and natural surroundings. It is well suited to first-time buyers, those looking to downsize, or anyone seeking a low-maintenance home in a quiet yet accessible location.

Upon entering, the ground floor opens into a welcoming open-plan layout designed to maximise both space and functionality. The well-appointed kitchen/dining area offers ample storage and workspace and flows seamlessly into a cosy living room, creating a versatile space ideal for both entertaining and day-to-day living. Distinct areas for dining and relaxation are thoughtfully arranged while maintaining a light and airy feel throughout.

The first floor comprises two comfortable double bedrooms. The main bedroom is generously proportioned, while the second bedroom would work equally well as a guest room or home office. Completing the accommodation is a well-presented three-piece bathroom.

Externally, the property benefits from a low-maintenance garden wrapping around the front, side and rear, providing an ideal space for potted plants, outdoor seating or al fresco dining. A shed neatly sits in one corner, and a useful single garage and allocated parking space offer secure and convenient parking, a valuable feature in this tucked-away setting.



A quiet and secluded setting just off Silver Street, within easy reach of Nailsea town centre and open countryside



#### HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

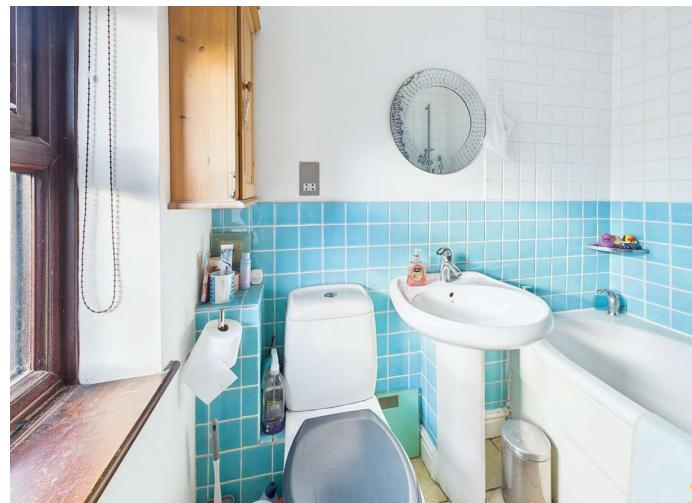
**Proof of Identification** - Please note there is a £12 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

**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 **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 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 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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