

Fosse Lane Nailsea BS48 2AR

£299,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

House



HOW BIG

630.00 sq ft



BEDROOMS

2



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Gas Central Heating



PARKING

Garage and Driveway



OUTSIDE SPACE

Front and Rear



EPC RATING

D



COUNCIL TAX BAND

C

Pear Tree Cottage offers a delightful blend of comfort and convenience, situated in a peaceful backwater off Silver Street. This charming two-bedroom home is set within easy reach of both Nailsea town centre and beautiful open countryside, giving residents the perfect balance of urban amenities and natural surroundings. Its location is ideal for first-time buyers, those looking to downsize, or anyone seeking a low-maintenance home in a quiet yet accessible setting.

As you enter, the ground floor welcomes you with an inviting open-plan layout that maximizes space and functionality. The well-equipped kitchen/dining room, with ample storage and workspace, flows seamlessly into a cosy sitting room, creating a flexible area ideal for entertaining or relaxing. The thoughtful design provides distinct areas for dining and lounging while maintaining an open, airy feel.

Upstairs, you'll find two comfortable bedrooms, each with enough space for furnishings and personal touches. The main bedroom is generously sized, and the second bedroom can serve as a guest room, or home office, depending on your needs. The three-piece bathroom is also tastefully designed.

Outside, Pear Tree Cottage benefits from a well-maintained, low-maintenance garden that wraps around the front side and rear of the property, offering an outdoor area perfect for potted plants, seating, or al fresco dining. A single garage and parking space provide secure and convenient parking—an asset in this charming and secluded location.

Offered with No Onward Chain, Pear Tree Cottage is move-in ready, offering a stress-free transition for buyers. With its blend of modern convenience, cosy charm, and tranquil setting, this property is a fantastic opportunity for those looking to enjoy the best of Nailsea living.



Charming two-bedroom cottage in a tranquil Nailsea setting – perfect for first-time buyers or downsizers!



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.



Up your street...

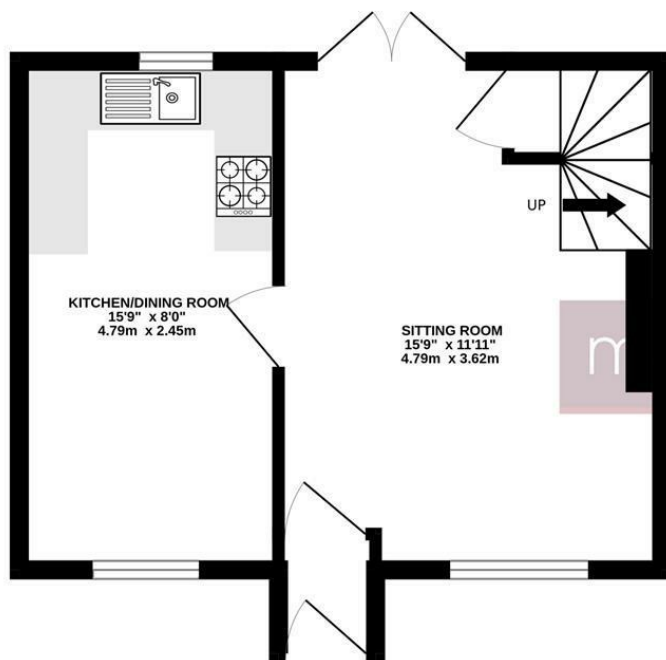


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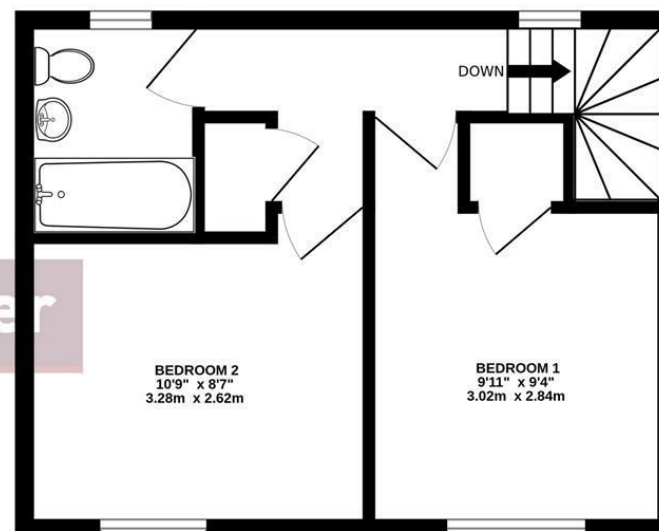




GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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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