



69 Trendlewood Way, Nailsea, BS48 2TH  
**£335,000**

Steven  
*Smith*





A charming three-bedroom semi-detached house located on Trendlewood Way, Nailsea, offering a perfect blend of comfort and convenience. This well-presented property boasts a spacious living room with plenty of natural light, a kitchen/diner with ample storage and space for family meals, and a private low-maintenance garden – ideal for relaxing or entertaining. Upstairs, the property features two generously sized double bedrooms with fitted wardrobes, a cosy third bedroom perfect for a child's room or office, and a contemporary family bathroom. Additional benefits include off-street parking, a garage, and a well-maintained front garden. The house is situated in a desirable, family-friendly area close to local amenities, schools, and excellent transport links, making it an ideal choice for first-time buyers and families.

**Accommodation (All measurements are approximate)**

**Entrance**

Front door opens to:

**Entrance Hall 6' 2" x 5' 4" (1.88m x 1.62m)**

With staircase rising to first floor, window, space for coats and shoes.

**Living Room 14' 5" x 14' 0" (4.39m x 4.26m)**

Attractively presented with feature wall. Window to front.

**Kitchen/Dining Room 17' 5" x 9' 0" (5.30m x 2.74m)**

Fitted with a matching range of wall and base units with work surfaces over, sink and drainer unit. Wall mounted gas boiler. Space and plumbing for washing machine and space for tumble dryer. Space for fridge freezer. Space for electric cooker with extractor fan over. Door leading to rear garden and further window overlooking the garden. Under stairs storage.

**First Floor**

**Landing**

Window to side. Access to loft space. Airing cupboard.

**Bedroom 1 11' 7" x 11' 0" (3.53m x 3.35m)**

With double fitted wardrobe. Window.

**Bedroom 2 11' 0" x 9' 8" (3.35m x 2.94m)**

Window to rear. With fitted double wardrobe.

**Bedroom 3 8' 8" x 7' 8" (2.64m x 2.34m)**

Overs stairs storage area. Window.

**Bathroom 6' 8" x 6' 5" (2.03m x 1.95m)**

Fitted with suite comprising wc, basin with storage under, bath with mains shower over and glazed shower screen. Partially tiled walls. Heated towel rail.

**Outside**

With garden area to front and pathway to side leading to the front door.

**Rear Garden**

South West facing and offering a good amount of privacy. Laid to lawn and patio. With rear access and access to:

**Garage 18' 0" x 8' 8" (5.48m x 2.64m)**

With up and over door. Light and power.





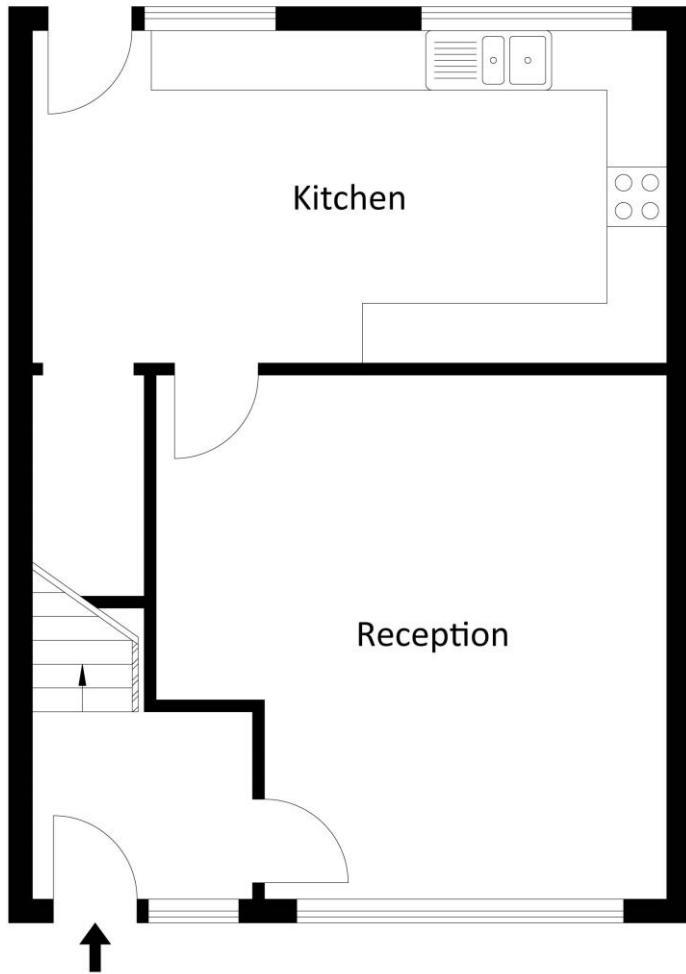






## 69 Trendlewood Way, Nailsea

Approx. Area 415.40 Sq.Ft - 38.60 Sq.M



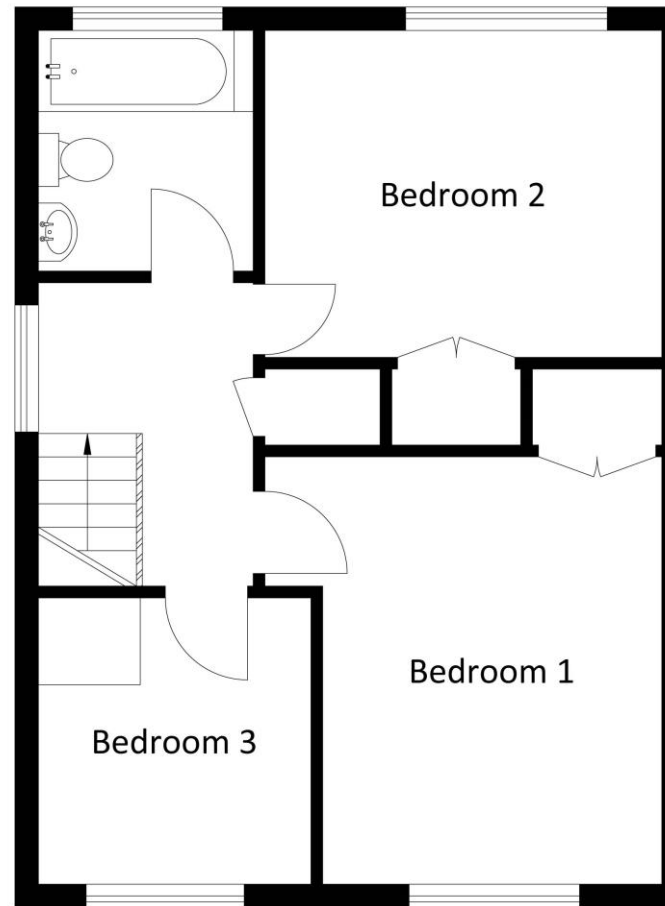
Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

## 69 Trendlewood Way, Nailsea

Approx. Area 414.50 Sq.Ft - 38.50 Sq.M



First Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Semi Detached House



Freehold



3



Garden



1



C



1

**EPC** C



Gas Central Heating



Garage





**Health & Safety Statement**

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

**Please Note**

Items shown in photographs are not included unless specifically mentioned within the sales particulars, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide-angle lens.

A: 12 The Triangle, Clevedon, North Somerset BS21 6NG  
T: 01275 877771 W: [stevensmithhomes.co.uk](http://stevensmithhomes.co.uk)  
E: [steven@stevensmithhomes.co.uk](mailto:steven@stevensmithhomes.co.uk) FB: @stevensmithhomes

Steven Smith Town & Country Estate Agents Ltd. Registered Address: 12 The Triangle, Clevedon, North Somerset BS21 6NG. Registration Number: 7177353. Registered in England & Wales

