



westcoast
PROPERTIES

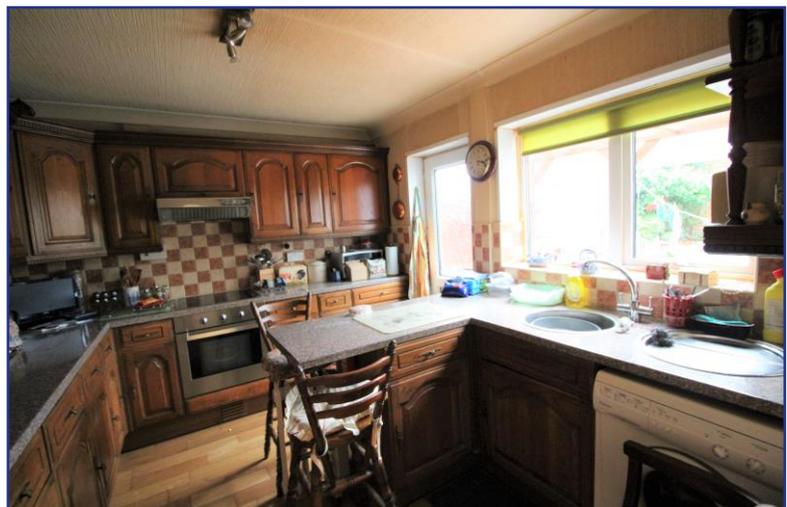
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Orchard Road,
Nailsea, North Somerset
£285,000

EPC Rating – On Order

This three bedroom semi-detached home comes to the market with no onward chain and is located close to local shops and amenities. In brief the home comprises; entrance porch leading into spacious and light lounge and dining room opening into the kitchen. Upstairs there are two double bedrooms, one single and a recently re-fitted shower room. Externally there are gardens to the front and rear, garage and parking. EPC - On Order.



Entrance Porch 5' 6" x 7' 3" (1.68m x 2.21m)

Lounge 12' 5" x 19' 11" (3.79m x 6.08m)

Dining Area 10' 1" x 8' 6" (3.08m x 2.60m)

Kitchen 10' 11" x 9' 4" (3.32m x 2.85m)

First Floor Landing

Bedroom One 11' 0" x 13' 5" (3.35m x 4.09m)

Bedroom Two 11' 1" x 9' 6" (3.37m x 2.90m)

Bedroom Three 8' 0" x 8' 5" (2.43m x 2.56m)

Shower Room 5' 5" x 8' 4" (1.64m x 2.54m)

Rear of the Property

Front of the Property

Garage

Council Tax Band C

PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

For a free market appraisal contact this office.

PLEASE NOTE:

1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.



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The Data Protection Act 1998

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