Woodland Road Bristol BS48 1HX | **£450,000**

marktempler
RESIDENTIAL SALES









Property Type
House - Semi-Detached

How Big
1493.00 sq ft

Bedrooms
4

Reception Rooms
2

Bathrooms
2

Warmth
Gas Central Heating

Parking
Garage and Driveways

Outside
Corner Plot

EPC Rating
C

Council Tax Band
C

Construction
Standard

Tenure
Freehold

Situated in a popular residential position along Woodland Road, this extended semi-detached home offers spacious and well-planned accommodation, ideally suited to the needs of a growing family. With Nailsea town centre and open countryside walks both within easy reach, the property combines everyday convenience with plenty of opportunity to enjoy the outdoors.

A welcoming entrance hallway leads to two generous reception rooms, each offering its own appeal. The cosy family room features a characterful fireplace and bay window, creating a comfortable space to unwind, while the larger living room provides ample room for both relaxing and dining. Dual aspect windows bring in plenty of natural light, with double doors opening directly onto the garden. Across the rear, the modern fitted kitchen is well equipped and includes a useful breakfast bar, making it a natural hub for family life.

Upstairs, four well-proportioned bedrooms and a family bathroom arranged around the landing. The principal bedroom is particularly appealing, benefiting from its own en-suite shower room and walk-in wardrobe. There are two further double bedrooms and a single bedroom which could equally serve as a home office.

Outside, the property occupies a corner plot with the benefit of two separate driveways, providing off-road parking for several vehicles and access to a single garage. The gardens extend predominantly to the side and are enclosed by established hedging, creating a good degree of privacy. This generous outdoor space offers plenty of room for children to play, summer gatherings or relaxed al fresco dining.

Offering versatile family accommodation, excellent parking and a private garden, this is a home that provides the space to grow while enjoying a convenient position close to both town and countryside.





"A home with room to grow, space to relax and a garden to enjoy."





HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (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, water and drainage.

BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with the 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 and is accurate to the best of knowledge.

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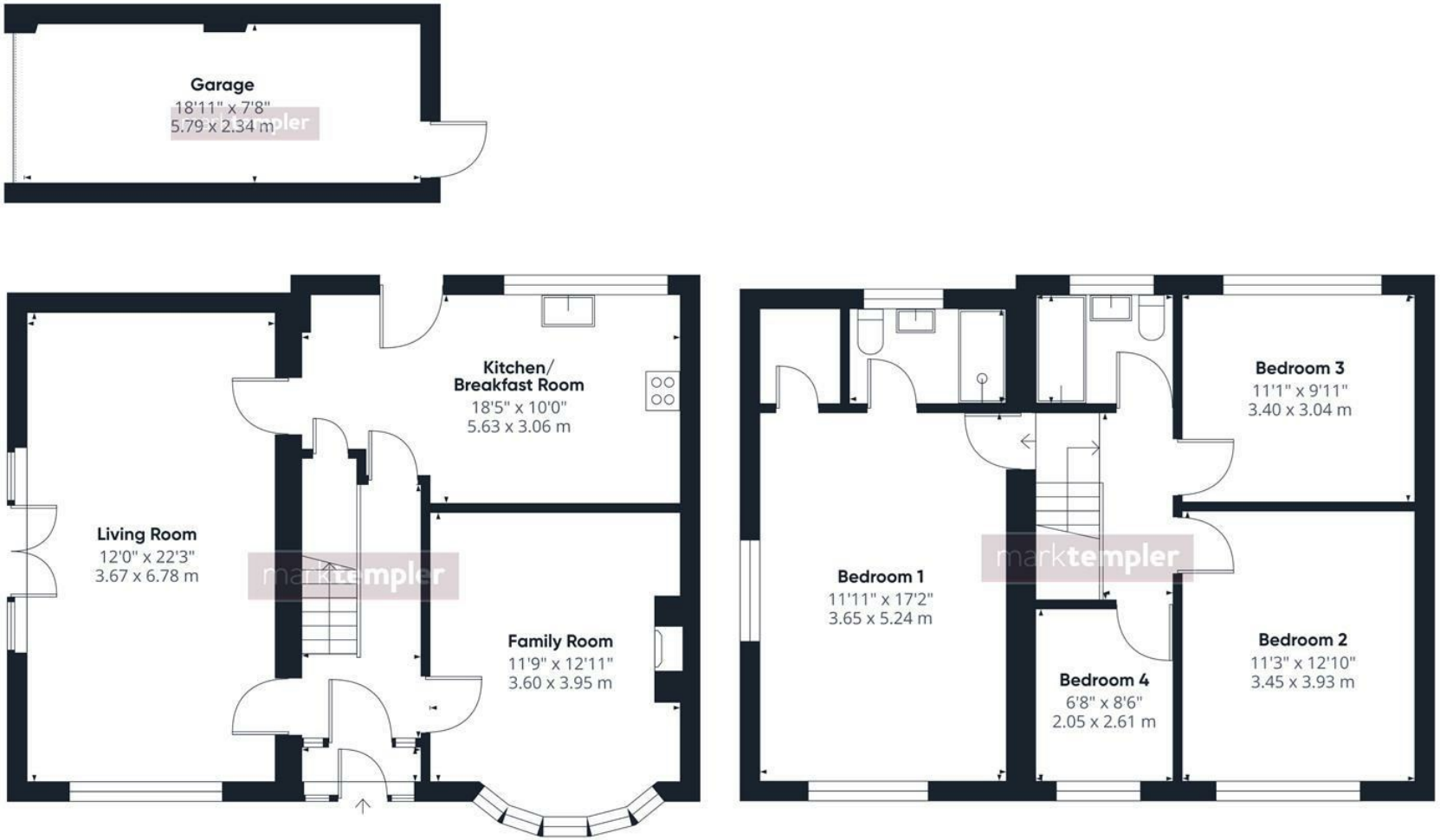

The Property Ombudsman

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