

Shipham Close Nailsea BS48 4YB

£650,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
1593.07 sq ft



Bedrooms
4



Reception Rooms
3



Bathrooms
2



Warmth
Gas Central Heating



Parking
Driveway and Double
Garage



Outside
Front and Rear



EPC Rating
C



Council Tax Band
F



Construction
Standard



Tenure
Freehold

Occupying a generous plot at the head of a sought-after cul-de-sac, this impressive detached home offers spacious and versatile accommodation, ideally suited to modern family living. Well maintained throughout, the property combines well-proportioned rooms with a range of desirable features, including solar panels, 11.8kW battery storage and an electric vehicle charging point. With attractive enclosed gardens, ample off-road parking, a double garage and workshop, this substantial home offers an excellent balance of comfort, practicality and energy-conscious features in an established residential setting.

The ground floor comprises an entrance porch, reception hall, cloakroom, study, fitted kitchen/breakfast room with integrated appliances, separate dining room and spacious sitting room with a feature fireplace. A bright conservatory provides additional living space with access to the rear garden.

Upstairs, a galleried landing leads to four well-proportioned bedrooms, all with fitted wardrobes or furniture. The principal bedroom benefits from extensive fitted furniture and a four-piece en-suite bathroom, while the remaining bedrooms are served by a family bathroom with bath and shower.

The enclosed front garden features an artificial lawn, block-paved patio and driveway. The low-maintenance rear garden includes paved patios and pathways, decking, gravel, two artificial lawn areas, shrub borders, a greenhouse and summerhouse. The double garage and workshop offer useful storage or workspace, with an electric roller door, power and access to the rear garden.

Conveniently located for the town centre, local schools, green spaces and Backwell mainline railway station, the property offers an appealing setting for families and commuters. The vendors have identified a vacant bungalow they would like to purchase, which may offer an opportunity for buyers seeking a potentially smoother onward transaction.



"A superbly maintained executive home offering generous living space, modern energy features and beautifully enclosed gardens."



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, gas, water and drainage.
Solar panels - owned.

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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