



## 3 BEDROOM END OF TERRACE HOUSE FOR SALE IN SOMERSET

Guide Price **£500,000**



REF: 3555171

### PROPERTY FEATURES

- Period cottage
- Two bedrooms
- Living room
- Kitchen/breakfast room
- Bathroom
- Studio annexe
- Parking
- Garden

An extended cottage built in the late 1800s and recently modernised inside and out to a high standard, including a new kitchen and bathroom, a fully landscaped garden, and a large summerhouse, Sunnyside offers character and comfort in equal measure. Sitting at the end of a terrace in Nailwell, a small hamlet close to Priston with easy access to the centre of Bath, this charming two-bedroom home, laid out over two floors, enjoys both a feeling of seclusion and great convenience. The current owners, who have lived here for several years, explain what made them move here: 'after renting in the centre of Bath for three years, we really wanted to find a home away from the hustle and bustle of the city, but still within close proximity. As soon as we drove the country lanes and saw the property, we knew it was the one.' They add, 'one would never know we were so close to the city centre; the secluded area surrounded by endless fields offers such peace and quiet. Recent work on the property means it has new windows, doors, oak flooring and limestone tiling, along with a new Shaker-style kitchen and a contemporary bathroom. While Nailwell hosts a cosy eight homes, Priston village, with The Ring O' Bells serving excellent food and drinks and an active village hall, is just a short walk away. 'The area is spoilt for choice when it comes to pretty villages with good pubs, however if you want more action, Bath and Bristol are very easy to access.'

'The views from the property and the wonderful sense of privacy were a huge attraction. With near enough no traffic, nobody overlooking the house or garden and all-round natural beauty it's the perfect spot.'

'We added a sunken in private courtyard to the back of the summerhouse for dining al fresco; the evening sunshine here is divine.'

'The summerhouse has given us great flexibility, including hosting guests and providing a gym and workspace. It would make an excellent holiday rental, especially with wedding venue Priston Mill so close by.'

'The garden is such a generous size with great potential.'

'It would be hard to choose a favourite room as each has its own charm however the sitting room feels very cosy in the winter.'

'We have lovely, social neighbours who are always willing to feed the cat or lend a cup of milk.'

Additional Information:

Postcode: BA2 9EA

Local Authority: BANES

Council Tax Band: E

Services: Mains water and electric. Oil heating. Private drainage.

Tenure: Freehold

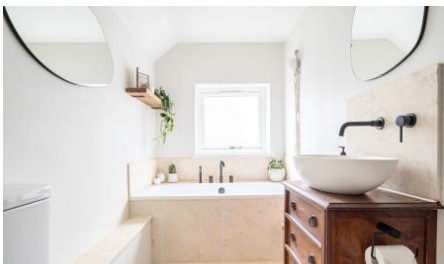
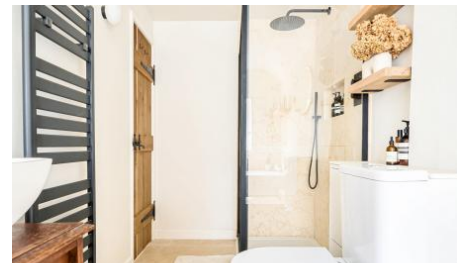
EPC: E

Broadband: Please see - [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Mobile Phone Coverage: Please see - [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)

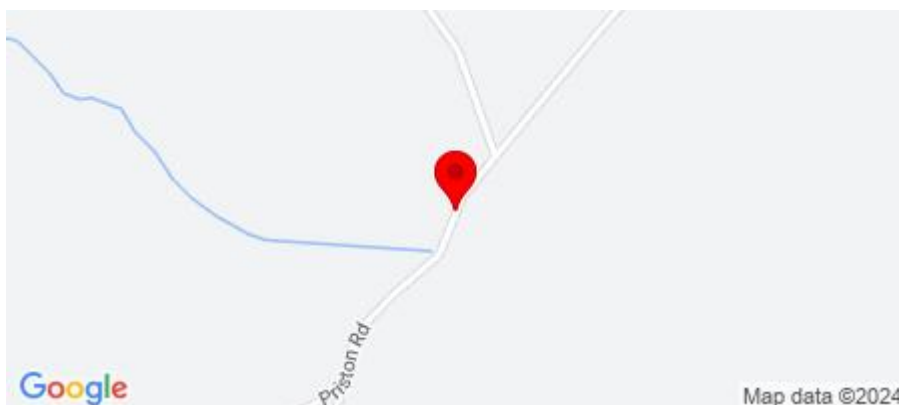
Stamp Duty Payable: Please see - [gov.uk/stamp-duty-land-tax/residential-property-rates](http://gov.uk/stamp-duty-land-tax/residential-property-rates)

PROPERTY PHOTOS






## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>49</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

## FLOORPLANS



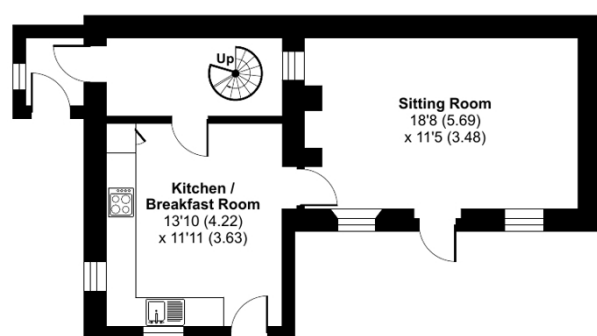
### Sunnyside Nailwell, Bath, Somerset, BA2

Approximate Area = 968 sq ft / 89.9 sq m

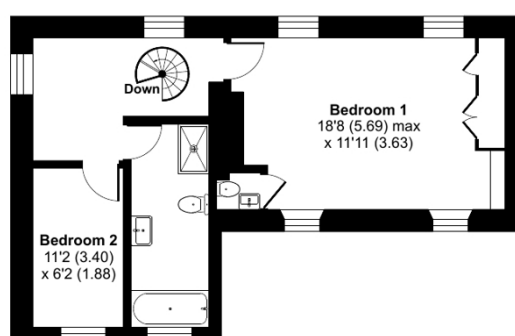
Outbuilding = 321 sq ft / 29.8 sq m

Total = 1289 sq ft / 119.7 sq m

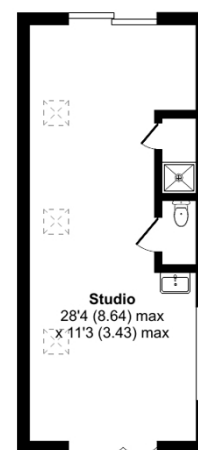
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Fine & Country Homes of Bath Ltd. REF: 1137177