



Kingston Road, Nailsea, Bristol BS48
OIRO £385,000

Detached corner property | Freehold

Situated on the western side of Nailsea, this three-bedroom detached house enjoys a convenient corner location within easy reach of the town centre, while also benefiting from a pleasant outlook to the rear over Hannah More Road, open space and playground. The property is well placed for everyday amenities, with a local Co-op convenience store, primary schools, bus services and open green spaces all within comfortable walking distance. Nailsea town centre offers a wide range of independent shops, supermarkets, cafés and restaurants, together with leisure facilities, a library and medical services, while Nailsea & Backwell railway station provides direct services to Bristol, Exeter and London. Bristol city centre, the M5 motorway and Bristol Airport are all readily accessible by road. Steeped in history, Nailsea grew from a small rural settlement into an important centre for coal mining and glassmaking during the 18th and 19th centuries. The nearby Hannah More Road commemorates the renowned writer and social reformer Hannah More, who played an important role in improving education and living conditions for local mining families. Today, Nailsea successfully combines its rich heritage with the convenience of modern living, making it one of North Somerset's most popular places to call home.

Council Tax Band: Band D (£2474.06 per annum 2026/27) (North Somerset Council)
Tenure: Freehold
This property does not appear on Land Registry, so the tenure will need to be checked by your legal representative
Parking options: Driveway, Garage, Off Street
Garden details: Front Garden, Rear Garden
Electricity supply: Mains, Solar
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

GROUND FLOOR:

Hall
w: 6' x l: 3' 8" (w: 1.83m x l: 1.12m)
Frosted double-glazed front door and matching full-height side window; phone shelf; radiator.

Cloakroom
w: 6' x l: 3' 2" (w: 1.83m x l: 0.97m)
Frosted double-glazed window to side; turquoise w.c. and wall-hung wash basin with tiled splashback; wall mirror; glass shelf.

Lounge
w: 11' 10" x l: 13' 10" (w: 3.61m x l: 4.22m)
Large double-glazed window to front; staircase rising to first floor, over built-in storage cupboard, and with double-glazed to side above; single and double radiators, latter with shelf over.

Dining Room
w: 9' 5" x l: 10' 6" (w: 2.87m x l: 3.2m)
Double-glazed patio doors to rear; double radiator; serving hatch into...

Kitchen
w: 8' 4" x l: 10' 6" (w: 2.54m x l: 3.2m)
Frosted double-glazed door to side and double-glazed window to rear; range of fitted base and wall units, in oak finish, including glazed cabinets and shelves, with rolled-edge marbele-effect worktops and tiled splashbacks; inset 2½-bowl stainless steel sink with mixer tap; electric cooker pt; gas pt; built-in shelved pantry.

FIRST FLOOR:

Landing
Double-glazed window to side; timber balustrade; double radiator.

Bedroom One
w: 10' 11" x l: 14' (w: 3.33m x l: 4.27m)
Double-glazed widnow to front; range of fitted wardrobes, cupboards and drawers, in light oak finish; built-in linen cupboard; loft hatch; wall mirror; radiator with shelf over.

Bedroom Two
w: 10' 11" x l: 10' 7" (w: 3.33m x l: 3.23m)
Double-glazed window to rear; wall-mounted Vaillant gas-fired combi boiler; double radiator with shelf over.

Bedroom Three
w: 6' 11" x l: 8' 6" (w: 2.11m x l: 2.59m)
Double-glazed window to front; built-in overstairs wardrobe; radiator.

Bathroom

w: 6' 11" x l: 5' 6" (w: 2.11m x l: 1.68m)

Frosted double-glazed window to rear, with inset fan; turquoise suite of w.c., pedestal wash basin and panelled bath, with Mira shower, curtain rails and tiled surround; wall-mounted Stirflow fan; wall-mounted Dimplex fan heater with thermostat; mirrored cabinet; radiator with towel rail over.

EXTERNAL:

Front Garden

With lawn, flowers, shrubs and trees, and extending slightly to one side of the house; tiled canopy over front door;, with paviour path; low wall to front and side.

Driveway

Paviour parking for one car, leading to...

Carport

Paviour parking for one car, under tiled roof; path to side of Garage and gate leading to Rear Garden.

Garage

w: 7' 7" x l: 16' 1" (w: 2.31m x l: 4.9m)

At time of publication, not inspected; up-and-over door; brick-built.

Rear Garden

w: 38' 8" x l: 33' 5" (w: 11.79m x l: 10.19m)

Lawn, flowers, shrubs and trees; paviour and paved split-level patio area; storage area to side of house (used to house a lean-to timber shed); walled to one side and fenced to other; opening to rear onto Hannah More Road, with park and playground opposite; gas meter box.

GENERAL:

Tenure

Assumed to be freehold, but not confirmed as this property does not currently have an entry on Land Registry (suggesting it last changed hands many years ago).

Council Tax Band

Band D (£2474.06 per annum 2026/27).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

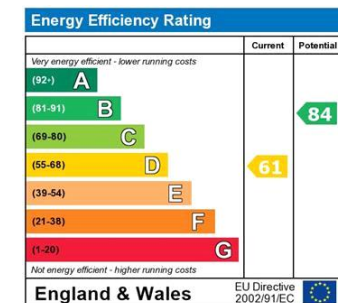
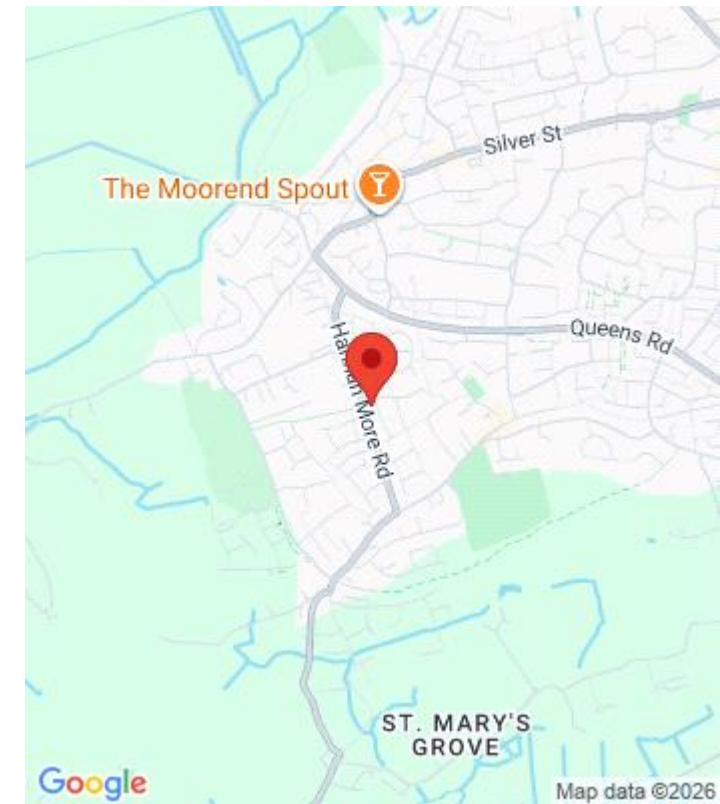
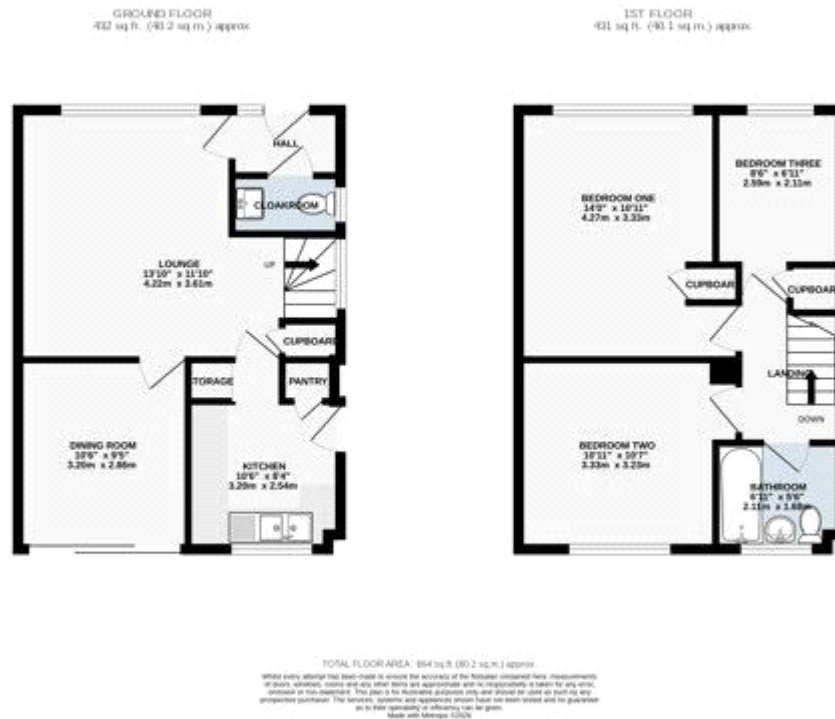
INTERESTED?

If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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