



Glenwood Rise Portishead BS20 8EH
£449,950

Four bedroom family home with extensive gardens abutting woodland



PROPERTY TYPE
Terraced House



HOW BIG
1806sqft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
Gas central heating and
double glazing



PARKING
Garage and driveway



OUTSIDE SPACE
Front and rear



EPC RATING
On Order



COUNCIL TAX BAND
E



welove

- Four bedroom family home
- Versatile accommodation
- Large garden to the rear
- Potential to modernise and improve
- Sea Glimpses
- No onward chain



ownerslove

“The sea view, our home is in a peaceful area, only 5 minutes from the sea via a footpath at the rear of the property, we enjoy the birdsong in the mature wood to the rear. There is a large cellar for storage with a hidden room inside which could be adapted for several uses. The property benefits from stunning sunsets, garage clinic/gym. It is south facing and has the sun all day, our home is deceptively spacious.”



more details

An exceptional opportunity to purchase this versatile family home with a woodland outlook to the rear. Whilst the property requires some modernisation the potential offered is impressive to create a wonderful family home in this sought after location. Entering on the ground floor the expansive hall provides access to all principle rooms. The kitchen has been fitted with an array of wall, drawer and base units with additional space for free standing appliances. The adjoining dining area is the ideal entertaining space with views overlooking the rear garden and woodland beyond. Access into the integral garage is available via the kitchen/dining room. The living room is a beautifully light and spacious room with feature fireplace and patio doors opening onto the raised balcony, from here the property benefits from sea glimpses and is the perfect extension of the living accommodation on a warm summers evening. The family bathroom consists wc, panelled bath, corner shower unit and sink with vanity unit. Bedroom four is a double room in size and could be equally as useful as the all important home office. Stairs lead down from the entrance hall to three further bedrooms, shower room and utility room. All three bedrooms on the lower floor are generously proportioned. The contemporary shower room comprises walk in shower, pedestal sink and wc, complimentary tiling has been applied throughout. Both the utility room and hallway provide significant amounts of storage space, with the utility also providing direct garden access.

To the front of the property a tarmac drive leads up to the tandem double garage with manual up and over door. At the rear the expansive garden is split into two levels. Leading from the utility room a large patio forms the first tier and provides access into this properties hidden secret. Spanning the width of the house, is a cellar which is currently being used for storage but offers significant potential, subject to gaining any necessary consents to extend the living accommodation further. The rest of the garden is currently laid to lawn with footpath to the rear heading towards the beach.

Portishead is one of the most thriving places to live within Somerset enjoying a coastline location and vibrant marina with a plentiful array of shops, bars and restaurants. This popular town offers easy links to the motorway and Bristol City Centre providing an excellent commuter base. Whether relaxing by the picturesque marina or taking the family to the lake grounds - you'll struggle to find better places to spend your free time.

The potential with this home is only limited by your imagination, this is an opportunity not to be missed.

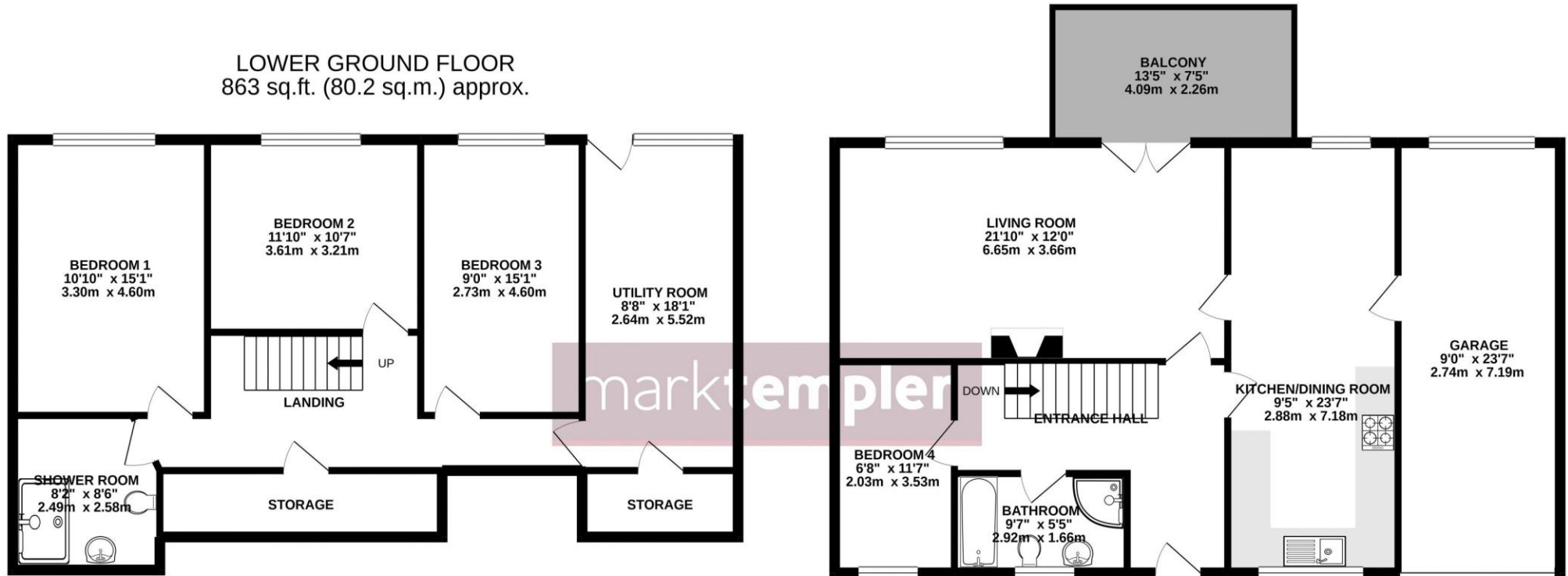


consider this

The property does require updating but offers a fantastic canvas to work from.

GROUND FLOOR
943 sq.ft. (87.6 sq.m.) approx.

LOWER GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 1806 sq.ft. (167.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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How to buy this property...

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

- **Proof of identification** – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost.
- **Proof of funding** – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.
- **Proof of chain** – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily.

As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process.

We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients. Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies.

Star Legal - Conveyancing	Referral Fee £180
Head Projects - Surveyors	Referral Fee 10%
of the net commission received by Head Projects	
The Mortgage Centre – Mortgage Advisors	Referral Fee 20%
of the net commission received	

All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge



the property is close to...

- Excellent commuter links
- Portishead Marina
- Shops, cafes and restaurants
- Gordano School with academy status
- Coastal footpath



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