

The Martins Portishead BS20 7LY

£595,000

marktempler

RESIDENTIAL SALES





Property Type
House - Detached



How Big
1718.00 sq ft



Bedrooms
4



Reception Rooms
3



Bathrooms
3



Warmth
Gas Central Heating



Parking
Double Garage and Driveway



Outside
Rear Garden



EPC Rating
C



Council Tax Band
E



Construction
Standard



Tenure
Freehold

Located in a peaceful setting within the admired Village Quarter, this beautifully presented four-bedroom home is just a short stroll from the nature reserve, coastal footpath, and the vibrant Portishead Marina. Designed for modern family living, the property offers generous and versatile accommodation throughout.

A central entrance hallway seamlessly connects all principal rooms, including a bright and spacious sitting room, a useful home office, and a stylish kitchen/breakfast room. The kitchen is open plan to a well-proportioned dining area, with a handy utility room positioned in between, creating a welcoming space perfect for both relaxation and entertaining.

Upstairs, four well-sized bedrooms are arranged around a central landing, including two en-suite bedrooms. The principal suite currently incorporates the fourth bedroom as a dressing room, though this can easily be reinstated as a separate bedroom if desired. A contemporary family bathroom completes the first floor.

Externally, the low-maintenance enclosed rear garden provides a private outdoor retreat—ideal for summer barbecues or a safe space for children to play. A generous side driveway, secured behind electric gates, leads to a detached double garage, offering ample parking and storage, with potential for conversion (subject to necessary permissions).

Perfectly positioned to enjoy Portishead's scenic coastal lifestyle, this exceptional home is within easy reach of well-regarded schools, transport links, and the bustling High Street. Modern family living doesn't get much better than this.



Spacious four-bedroom family home in the sought-after village quarter



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Full name, date of birth, and residential addresses for the past three years (for a free electronic ID check).

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 **Head Projects (Surveyors)**: 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. Gas central heating.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and highest available upload speed 220 Mbps.

Mobile coverage is limited to likely.

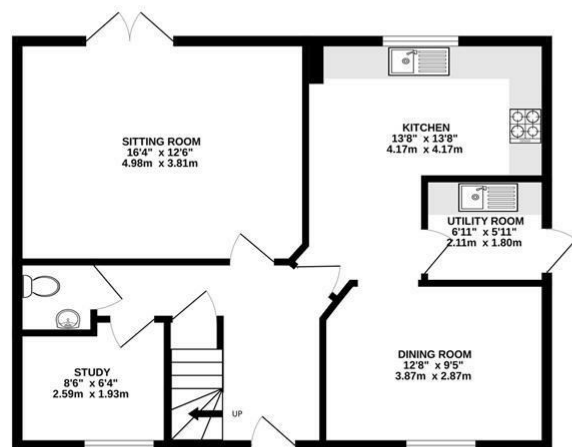
This information is sourced via the Sellers and checker.ofcom.org.uk, we advise you make your own enquires



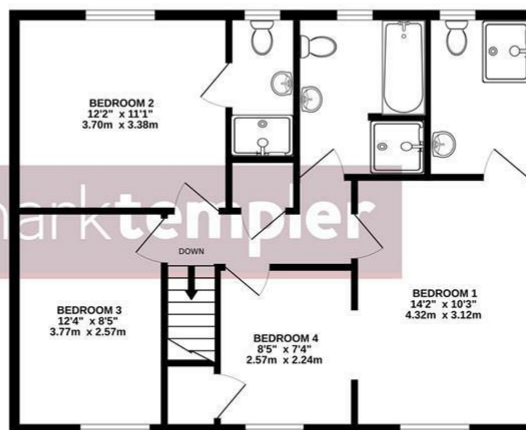
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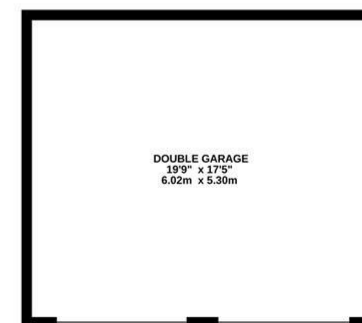
GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



GARAGE
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 1718 sq.ft. (159.6 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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