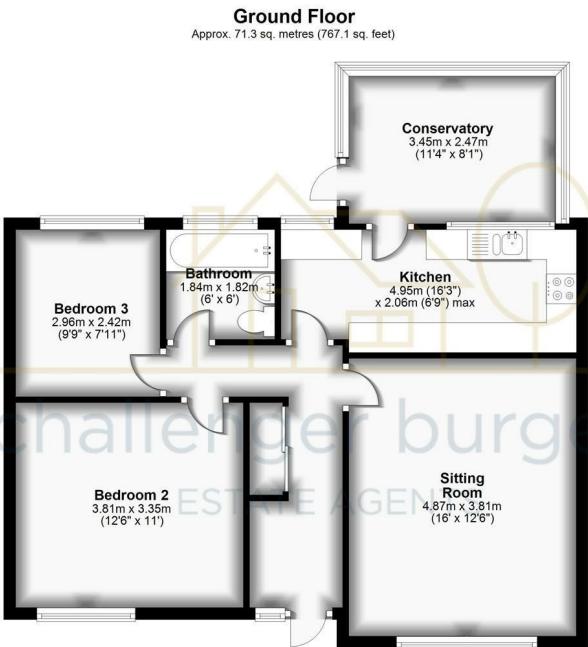




**113 Hillside Road, Portishead, BS20 8LG**  
**Guide price £400,000**





Total area: approx. 71.3 sq. metres (767.1 sq. feet)



- Detached Bungalow
- Estuary Views
- Council Tax Band D
- Two Bedrooms
- Quiet Location
- Parking to Rear

**\*\*No Onward Chain\*\*** An impeccably presented, detached two bedroom bungalow with breathtaking views of the Bristol Channel, situated in the popular Hillside location of Portishead, this home has been well maintained by the current owner and is offered for sale with no onward chain.

Due to the properties location, you'll be able to enjoy the peace and quiet lifestyle this area has to offer whilst still being close to local bus routes, easy links to the motorway and Bristol City Centre. Portishead is an increasingly desirable location within North Somerset - with its coastline location, Lake Grounds and vibrant Marina hosting a range of shops, restaurants and cafes.

The accommodation in brief; Entrance hall with built in storage cupboards, living/dining room with panoramic views of the Bristol Chanel and Welsh Coastline, modern kitchen with white fronted base, drawer and wall units and breakfast bar, a conservatory provides extra living accommodation which looks out onto the stunning rear garden, two bedrooms, master with built in furniture, and modern re-fitted bathroom. Externally you will find the most beautiful, private rear garden, mainly laid to lawn, with mature shrubs, flowers and bushes. The single garage and driveway can be accessed via the rear garden. To the front is a landscaped garden which has won Portishead in Bloom two years running. This home has so much to offer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
|   |   | 69                      | 86        |
|   |   |                         |           |
| <b>England &amp; Wales</b>                  |   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |   |                         |           |
| (92 plus)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
|   |   |                         |           |
| <b>England &amp; Wales</b>                                      |   | EU Directive 2002/91/EC |           |