



SEAWARD BEACH ROAD,
SEVERN BEACH, BS35 4PQ

**GOODMAN
& LILLEY**



A GOLDEN OPPORTUNITY TO ACQUIRE THIS DETACHED 3 BEDROOM BUNGALOW SITUATED IN A HIGHLY CONVENIENT CENTRAL VILLAGE LOCATION WITH LEVEL ACCESS TO NEARBY SHOPS & THE SEA FRONT LOCATED JUST OFF BEACH ROAD. OFFERED TO THE MARKET WITH THE BENEFIT OF NO ONWARD CHAIN.

Summary

The property briefly comprises of a lounge, kitchen, dining room/ second reception, three bedrooms, a utility and laundry room and a family bathroom. Outside the property boasts a secure and gated driveway providing off street parking and access to the garage and workshop. There is an attractive and private rear garden which is well established, fully enclosed and laid to lawn and decking, it is bordered by a selection of beds, mature plants, shrubs and flowers.

Location

The village of Severn Beach sits on a coastline which is a 'Site of Special Scientific Interest'. The open aspects and beautiful walks along the Severn Estuary make it a perfect spot for walkers and dog owners alike. With local public transport into Bristol via the train or bus links and the close proximity of the M4/M5 interchange make it an ideal location for commuters.

The village itself has a Bakery, Hairdressers, Barbers, Café, Tea Room, and a local convenience store with post office facilities.

Nearby The Mall at Cribbs Causeway; the premier shopping destination in the South West, is just a 6 mile drive away. Offering a wide range of shops, restaurants and supermarkets plus a cinema, bowling alley, fitness gym and retail parks which cater for all your needs.

There is a local school within the village for children of primary school age and falls within the catchment area of Marlwood senior school and has easy access to local colleges and further education facilities.

Hall

uPVC double glazed door in to lobby hall, door leading into main hallway.

Landing

Storage cupboard, doors leading to all rooms.

Lounge

uPVC double glazed window to front and side aspect, feature fireplace, radiator

Bedroom 1

uPVC double glazed window to side aspect, radiator

Bedroom 2

uPVC double glazed window to front aspect, radiator.

Bedroom 3

uPVC double glazed window to side aspect, radiator

Kitchen

uPVC double glazed window to side aspect. Fitted with a range of wall and base units with roll top work surfaces. One and a half bowl stainless steel sink with mixer tap over. Electric cooker, opening into living room/ dining room and door leading into laundry room.

Bathroom

uPvc double glazed window to side aspect, panel bath with shower over, pedestal sink, low level wc, bidet, radiator

Laundry Room

Plumbing for washing machine, wall and base units,

Living Room

uPVC double glazed window to rear aspect, radiator

Garage

There is a detached garage to the side and rear of the property with power and lighting.

Gardens

There are substantial mature gardens to the rear with a large work shop, mature plants, trees and shrubs, a lawned and patio area.

Parking

There is parking to the front for several vehicles and a garage to the rear.

Useful Information

Tenure: Freehold

Council Tax Band C

Local Authority: South Gloucester

Services: Mains, Gas and Electric

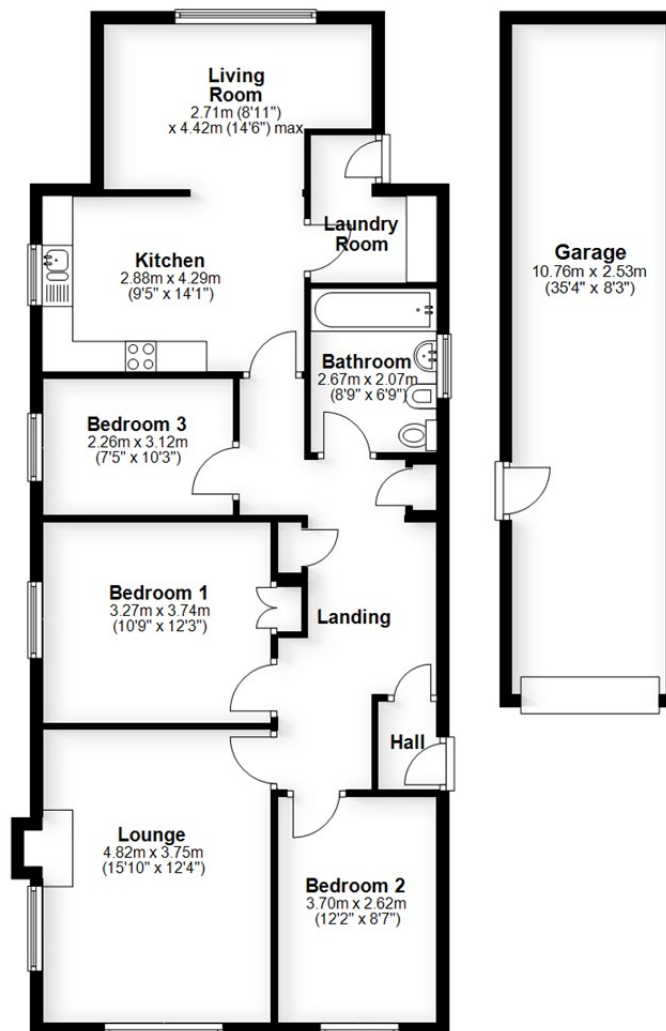
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- 3 Bedroom Detached Bungalow
 - No Onward Chain
 - Good Sized Private Rear Gardens
 - Garage & Driveway
 - Utility & Laundry Room
 - Prime Central Village Location
 - 3 Reception Rooms
 - Great Transport Links
 - Gated Access for Privacy



ASKING PRICE £395,000



Ground Floor
Approx. 131.7 sq. metres (1417.3 sq. feet)



Total area: approx. 131.7 sq. metres (1417.3 sq. feet)

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

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