



14 WOODACRE,
PORTISHEAD, BS20 7BT

**GOODMAN
& LILLEY**



LOCATED ON THE UPPER SLOPES OF THE HIGHLY REGARDED PORT MARINE IS THIS IMPECCABLY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT.

Flooded with natural light due to its perfect south west facing orientation, the light and airy accommodation in brief comprises; entrance hall, living/dining room, kitchen, two double bedrooms, en-suite shower room, family bathroom. Externally the property benefits from having a generous sun terrace and an allocated parking space.

Offering ease of access to nearby pubs, the nature reserve, bars, café's and restaurants situated in and around the Marina. This fabulous property offers great reception space for those who love to entertain, both inside and alfresco.

If it's the convenience of a modern home, ready to simply move in and unpack, yet with the benefits of an advantageous position, then look no further. Be quick to book your next appointment to view. Call, Click or Come in and visit our experienced sales team- 01275 430440/sales@goodmanlilley.co.uk

Leasehold with management charges and ground rent.

Council Tax Band: C

Accommodation Comprising

Entrance Hall

Airing cupboard housing boiler, secure phone entry system, electric radiator, doors leading to all accommodation.

Living/Dining Room

Flooded with natural light, this spacious room provides interconnecting space for living and dining. uPVC double glazed window and door combination leading out to the sun terrace. Electric radiator and double doors to:

Kitchen

Fitted with a matching range of base and eye level units with drawers and worktop space over. Fitted electric fan assisted oven, four ring electric hob with an extractor hood above, circular stainless steel sink with a drainable drainer board, space for a fridge/freezer, space for washing machine, stainless steel splash backs, plinth heater.

Master Bedroom

Fitted double wardrobe, uPVC double glazed window to side aspect facing the sun terrace, electric radiator, door to:

En-suite Shower Room

Fitted with a three piece suite comprising; shower enclosure with folding glass door, pedestal hand wash basin, low level wc, heated towel rail and extractor fan.

Bedroom 2

uPVC double glazed windows to side aspect facing the sun terrace, electric radiator.

Family Bathroom

Fitted with a three piece suite comprising; deep panelled bath with shower attachment and glass screen, pedestal hand wash basin, low level wc, heated towel rail and an extractor fan.

Outside

The property benefits from a south-west facing sun terrace which is laid with paving stones and is accessed with level access from the living/dining room.

Allocated Parking

An allocated parking space can be found with level access to the main entrance of the building.

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- Ground Floor Apartment
 - Allocated Parking Space
 - Immaculately Presented
 - En-Suite Shower Room
 - Generous Patio Area
 - No Onward Chain
 - Two Double Bedrooms
 - Popular Port Marine Location

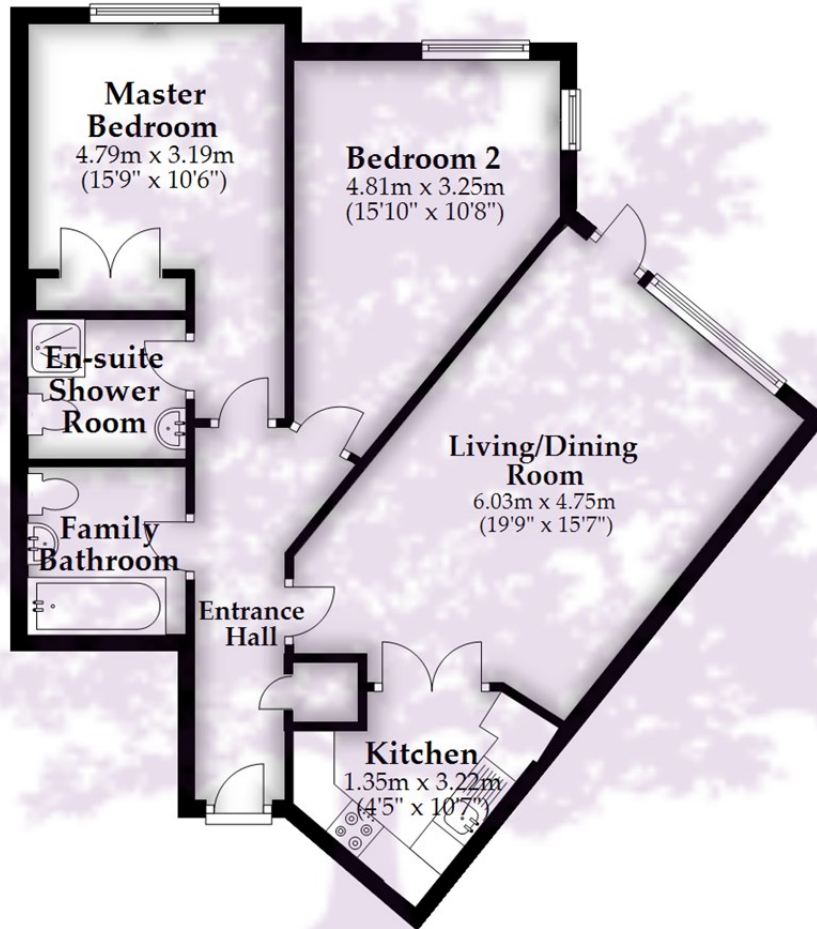


£320,000



Ground Floor

Approx. 66.0 sq. metres (711.0 sq. feet)



Total area: approx. 66.0 sq. metres (711.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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