



15 CHARLCOMBE RISE,
PORTISHEAD, BS20 8NB

**GOODMAN
& LILLEY**







15 CHARLCOMBE RISE

PORTISHEAD BS20 8NB

GUIDE PRICE

£730,000

An immaculately presented, spacious family home location in one of Portishead's most prestigious addresses.

The spacious accommodation in brief comprises; entrance hall, cloakroom, family/dining room, a brand new kitchen and a wonderful terrace to the ground floor. A large 'L' shape living room occupies the garden level and provides level access out into the rear garden. A spacious hallway, with an under-stairs storage cupboard and second cloakroom can also be found on this level. To the first floor, a family bathroom, three spacious bedrooms; two of which benefit from Juliet balconies. The master bedroom, measuring a magnificent 19ft x 18ft, is the crowning feature of this floor and benefits from wonderful views of the Severn Estuary and has a spacious en-suite shower room. The rear garden is laid mostly to lawn and has a large covered decked area perfect for entertaining alfresco. To the front of the property, a double driveway provides parking for a couple of cars and gives access to the double garage.

This wonderful family home is a short drive from the many shops, boutiques, bars, restaurants and facilities of Portishead High Street, including a Waitrose and Sainsbury's. It also offers a large number of outdoor activities both water based, with the Portishead Sailing Club and Marina and outdoor pursuits such as the open-air lido and parks. M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: F

Services: All mains services connected.

Accommodation Comprising;

Entrance Hall

Window to front, twostairs, double door to:

Cloakroom

Fitted with a two-piece white suite comprising: low-level WC, pedestal wash hand basin, tiled splash backs radiator, recessed ceiling spotlights, wood laminate flooring, obscured uPVC double glazed window to the front aspect.

Family/Dining Room

12'5" x 22'4"

A combination of uPVC double glazed windows, doors and sky-lights fill the room with natural light. Open up the Juliet balcony doors during the warmer months and enjoy the views across the estuary. uPVC double glazed door to the large terrace which is perfect for dining alfresco with the ease of being nearby to the kitchen.

Kitchen

20'2" x 9'6"

Newly fitted with a range of matching gloss base and eye level units with worktop space above.

Space for a large oven, integrated fridge and freezer, integrated dishwasher, extractor hood, composite butler-style sink, built-in microwave, wall-mounted gas fired boiler serving the heating system, tiled flooring, uPVC double glazed window to front aspect.

Utility Room

6'1" x 5'5"

Fitted with a range of wall, base and drawer units with work surface over with an inset stainless-steel sink and drainer unit, plumbing for washing machine, secure timber door to the double garage.

Balcony

12'5" x 18'0"

The balcony is conveniently accessed from the family/dining room and provides a pleasant and spacious outdoor seating secured with a handrail and balustrades. The balcony measures (9'5 x 5'7) with space for a garden furniture and chairs providing the ideal place to dine alfresco.

First Floor Landing

Doors leading to all bedrooms, family bathroom, airing cupboard and loft hatch providing access to the loft space.

Master Bedroom

18'11" x 18'0"

uPVC double glazed windows to front and rear aspect. Door to:

En-suite Shower Room

Fitted with a three-piece suite comprising: low

level WC, pedestal wash hand basin, walk-in double shower enclosure with mains shower, tiling to all walls, heated towel rail, shaver point, recessed ceiling down lighting, extractor fan.

Bedroom Two

16'0" x 15'10"

uPVC double glazed window and door combination to Juliet balcony, radiator.

Bedroom Three

12'6" x 9'2"

uPVC double glazed doors to Juliet balcony, radiator.

Bedroom Four

7'9" x 12'4"

uPVC double glazed window to front, radiator.

Family Bathroom

Fitted with a three-piece suite comprising; low level WC, pedestal wash hand basin, deep panelled bath with glass shower screen, wall-mounted shower, tiling to all walls, heated towel rail, shaver point, recessed ceiling down lighting, extractor fan.

Hallway

Doors to living room, cloakroom, storage cupboard and secure uPVC double glazed door to rear garden.

Cloakroom

Fitted with a two-piece white suite comprising: low-level WC, pedestal wash hand basin, tiled splash backs radiator, recessed ceiling spotlights.

Living Room

12'2" x 22'3"

uPVC double glazed window and door combination opening to the rear garden, gas fireplace, radiator.

Double Garage & Driveway

The double garage is approached over a generous double width driveway providing off-road parking for two vehicles. The garage is accessed via remote controlled garage doors, light and power, door to utility room.



- Impressive Family Home
- In Excess Of 2,600 Sq. Ft
- Brand New Fitted Kitchen
- Stunning Views Across Estuary
- Four Spacious Bedrooms
- Accommodation Over Three Floors
- Double Garage & Driveway
- West Facing Garden

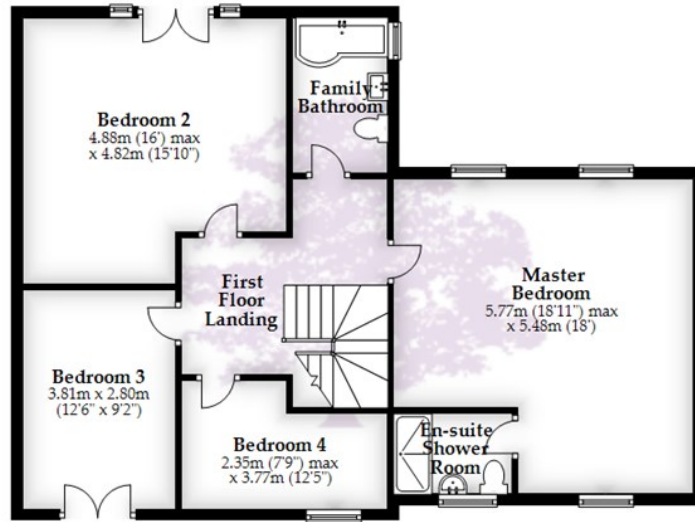




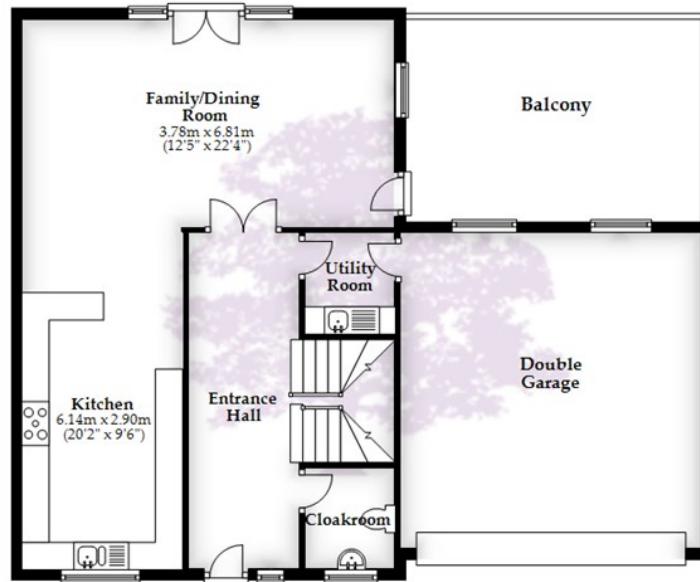
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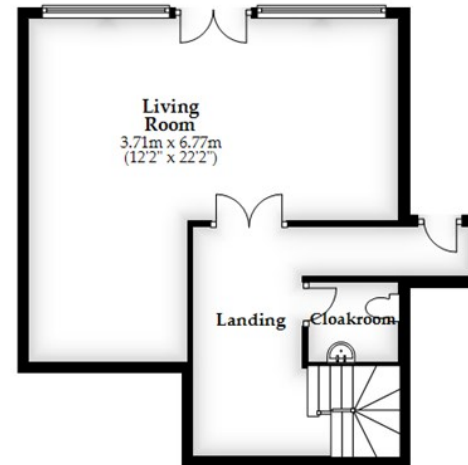
First Floor
 Approx. 91.4 sq. metres (984.2 sq. feet)



Ground Floor
 Approx. 100.2 sq. metres (1078.1 sq. feet)



Garden Floor
 Approx. 30.2 sq. metres (327.1 sq. feet)



Total area: approx. 241.6 sq. metres (2602.4 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 Planity.

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