



34 WOODACRE,  
PORTISHEAD, BS20 7BT

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GOODMAN  
& LILLEY



LOCATED ON THE UPPER SLOPES OF THE HIGHLY REGARDED PORT MARINE IS THIS IMPECCABLY PRESENTED TWO DOUBLE BEDROOM DUPLEX APARTMENT AFFORDING STUNNING ELEVATED VIEWS OVER MARINA AND PORTISHEAD TOWARDS THE GORDANO VALLEY IN THE DISTANCE.

Flooded with natural light due to its perfect southerly orientation, the light and airy accommodation in brief comprises; entrance hall, two double bedrooms, master with en-suite shower room and a family bathroom to this level. A turned staircase rises up to the landing where the living space can be found. An impressive 26' living/dining room with a terrace offering the perfect outside space to entertain visiting family and friends whilst enjoying the view and soaking up the sun. The kitchen is also found on this this level, fully equipped with integrated appliances. The property benefits from one 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, yet for the growing family, the flexible living space makes the ideal space for both younger children and teenagers alike.

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. Add in the rarity of two bedroom apartments in this price range offering great square footage for the price, this really is a great opportunity not to be missed.

### Useful Information

The property is being sold by vacant possession

Tenure: Leasehold

Council Tax Band: D

Local Authority: North Somerset County Council

Lease Term: 999 (From January 2000)

Service Charges: £1,381.48 \* To be confirmed by your legal representatives

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- Port Marine Duplex Apartment
  - Spacious 23' Reception Room
  - Ideal Investment, First Time Buy & Downsize
  - Allocated Parking Space
  - Two Double Bedrooms (En-Suite)
  - South Facing Sun Terrace With Views
  - Close To Amenities, Shops & Transport Links
  - No Onward Chain

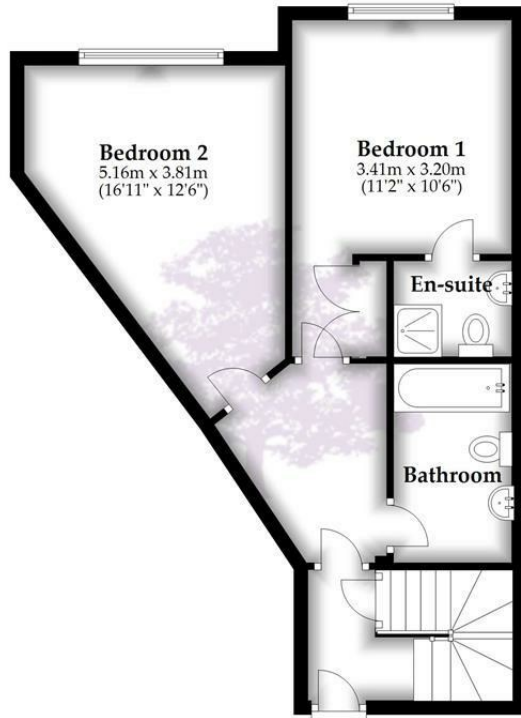


GUIDE PRICE £269,950



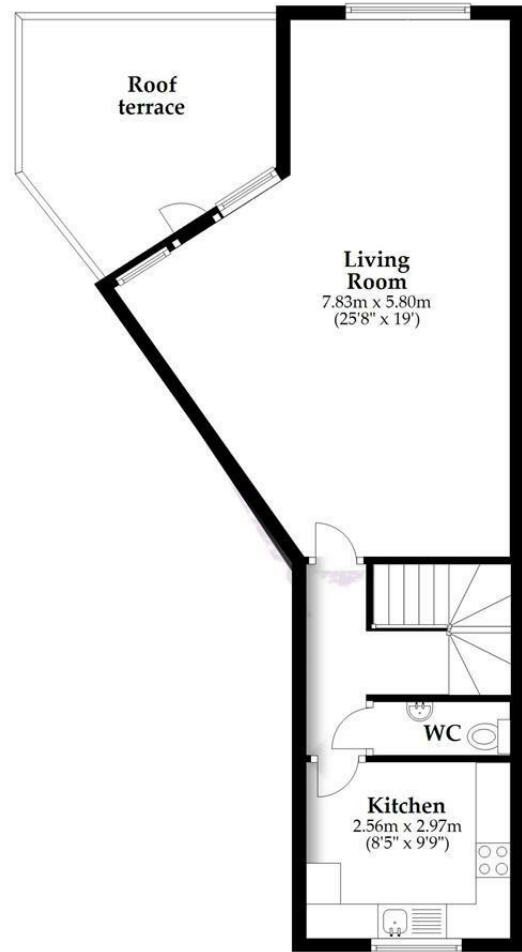
## Ground Floor

Approx. 47.6 sq. metres (512.6 sq. feet)



## First Floor

Approx. 48.4 sq. metres (520.5 sq. feet)



Total area: approx. 96.0 sq. metres (1033.1 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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