



35 FALCON CLOSE,
PORTISHEAD, BS20 6UT

**GOODMAN
& LILLEY**



AN OPPORTUNITY TO ACQUIRE AN EXTENDED, THREE BEDROOM, LINK-DETACHED FAMILY HOME SITUATED IN AN ENVIABLE CORNER PLOT POSITION WITHIN A QUIET LOCATION ON THE HIGHLY POPULAR BRAMPTON COURT DEVELOPMENT.

Positioned within a quiet residential area, this family home offers bright and airy living accommodation arranged over two floors, in brief comprising; entrance hall, cloakroom, kitchen, dining room and a living room to the ground floor. Whilst three bedrooms and a family bathroom room occupy the first floor. Externally, an expansive blocked paved driveway provides off-street parking for a number of vehicles leading to the front of the home and the attached garage. Occupying an exceptional corner plot, the property has mature trees, gardens to three sides with mature shrub borders for privacy. To the rear is a secure garden with mature lawns, planted borders and a large patio area. There is also access to the garage to the rear. The plot offers potential to extend subject to the necessary planning permissions.

With swift access to the M5 motorway and ease of access to the shops, St Peter's primary school, play park, cafes and supermarkets located only a short distance away. Accordingly, Goodman & Lilley anticipate a good degree of interest due to the extended accommodation and the level approach to the High Street. Call us today on 01275 430440 and talk with one of our property professionals to arrange your next appointment to view.

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: D

Services: Electric, Gas, Water, Mains Drainage

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

Accommodation Comprising;

Entrance Hall

Secure front door opening to the entrance hall, storage cupboard with wall-mounted gas fired boiler serving domestic hot water and the heating system, doors leading to all ground floor accommodation. Stair case rising to first floor accommodation.

Cloakroom

Fitted with a two piece suite comprising; Low-level WC, wash hand basin, radiator, uPVC double glazed window to side aspect.

Living Room

Feature gas fireplace with wooden surround, uPVC double glazed window to front aspect, radiator, TV point.

Dining Room

Originally two separate rooms, the dining room is a bright and airy space with ample room for both living and dining areas. uPVC double glazed window and sliding double doors overlook and lead on to the garden, radiator, door to kitchen.

Kitchen

An extension from the original build, the dual aspect kitchen has windows to both the front and the rear with a pleasant outlook over the surrounding gardens.

First Floor Landing

Access to roof space via loft hatch, uPVC double glazed window to side aspect, doors opening to bedrooms and the family bathroom.

Bedroom One

uPVC double glazed window to front aspect, radiator.

Bedroom Two

uPVC double glazed window to rear aspect, radiator and built-in wardrobe.

Bedroom Three

uPVC double glazed window to rear aspect, radiator, built-in wardrobe.

Family Bathroom

Fitted with a three piece suite comprising; low-level WC, deep panelled bath with wall mounted shower attachment over, pedestal hand wash basin, extractor fan, uPVC double glazed window to side aspect, airing cupboard.

Outside

Occupying an exceptional corner plot, the property has mature trees, gardens to three sides with mature shrub borders for privacy. To the rear is a secure garden with mature lawns, planted borders and a large patio area. There is also access to the garage to the rear. The plot offers huge potential to extend subject to the necessary planning permissions.

Garage & Driveway

The garage is approached over a block-paved driveway providing off-road parking for at least three cars. A garage is accessed via an up and over door, light and power connected, courtesy door into the rear garden.

- Link-Detached Family Home
- In Need Of Modernisation
- Level Approach To the High Street
- Corner Plot Position
- Three Bedrooms
- Extended Accommodation
- Garage & Driveway
- Viewings By Strict Appointment

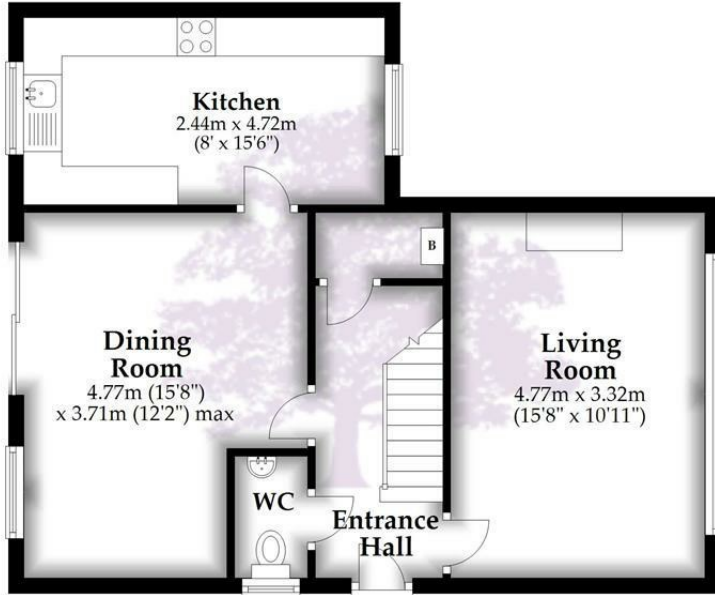


GUIDE PRICE £399,950



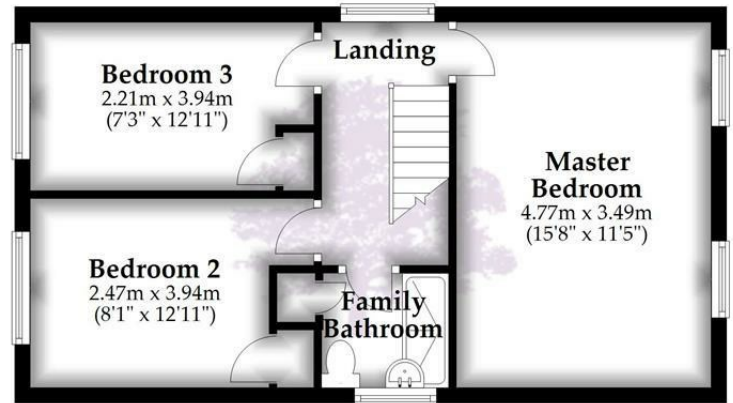
Ground Floor

Approx. 54.4 sq. metres (585.9 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



Total area: approx. 97.5 sq. metres (1049.2 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.

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

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.