



37 QUANTOCK ROAD,  
PORTISHEAD, BS20 6DW

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**GOODMAN  
& LILLEY**



THIS SEMI-DETACHED BUNGALOW HAS BEEN MODERNISED THROUGHOUT AND BOASTS A NEW ROOF, MODERNISED KITCHEN/BREAKFAST ROOM AND SHOWER ROOM. WITH TWO DOUBLE BEDROOMS, THERE'S PLENTY OF SPACE FOR RELAXATION AND REST.

### Accommodation comprising;

#### Storm Porch

Covered porch leading to a secure uPVC part double glazed front door opening to:

#### Entrance Hall

With doors opening to all principle rooms, storage cupboard with shelving and hanging space, double panel radiator, luxury vinyl tiled flooring, coving to ceiling, loft hatch providing access to the roof space with wall mounted gas combination boiler.

#### Living Room

UPVC double glazed window to front, double panel radiator, glazed window to rear into kitchen, TV & telephone points.

#### Kitchen/Breakfast Room

Recently Fitted with a matching range high gloss white fronted base and eye level units with worktop space over, inset 1+1/2 bowl resin sink unit with single drainer and mixer tap with splashbacks matching the worktop, space for fridge and freezer and washing machine, fitted eye level double oven, built-in four ring induction hob with extractor hood over, uPVC double glazed window to rear, radiator, secure glazed door to:

#### Sun Room

Double glazed Upvc windows to side and rear, tiled flooring, secure glazed door to garden.

#### Bedroom One

uPVC double glazed window to front, radiator.

#### Bedroom Two

uPVC double glazed window to rear overlooking the garden, radiator.

#### Shower Room

Recently refitted with three piece modern white suite comprising; walk in double shower with glass screen, vanity style wash hand basin with storage under, waterproof splashback to match the shower enclosure. and low-level WC, uPVC obscure double glazed window to rear, radiator.

#### Garden

Landscaped rear garden, enclosed by panelled fencing and laid to lawn with mature planted borders, a number of secluded seating areas are located throughout the garden and positioned to take full advantage of the sun andestuary glimpses. To the rear of the garden, is a vegetable plots , gated rear access leads to the rear of the property and parking, side access leads to the front of the property.

#### Parking

Parking for at least one to the rear to the property accessed via a lane and gate into the rear garden.

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- Semi-Detached Bungalow
  - Re-Fitted Kitchen & Shower Room
  - Immaculately Presented
  - Off-Road Parking
  - Two Double Bedrooms
  - Re-Roofed
  - Generous Rear Garden
  - No Onward Chain



GUIDE PRICE £289,950



## Ground Floor

Approx. 65.6 sq. metres (705.7 sq. feet)



Total area: approx. 65.6 sq. metres (705.7 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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