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PORTISHEAD, BS20 7SS

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**GOODMAN  
& LILLEY**



A MODERN GROUND FLOOR APARTMENT WITH ONE SPACIOUS BEDROOM, A WELL-APPOINTED BATHROOM AND OPEN PLAN LIVING SPACE THIS PROPERTY OFFERS COMFORT AND CONVENIENCE.

### Accommodation Comprising

#### Entrance Hall

Secure composite entrance door, soft grey Scandinavian laminate timber effect flooring providing an immediate sense of quality as you enter the home, recessed LED ceiling spotlight, door to:

#### Open Plan Living Space

A wonderful bright and airy room with uPVC double glazed windows and doors to the side and rear flooding the room with natural light and providing a warm and cosy environment with direct access outside via the uPVC double glazed French doors, ample room to position a couple of sofas and a good-sized dining room table and chairs, continuation of the soft grey Scandinavian laminate timber effect flooring, TV & telephone points.

#### Kitchen

Fitted with a matching range of modern white fronted base, drawers and eye-level units with worktop space over, inset stainless steel sink unit with single drainer and mixer tap, a range of integrated appliances including fridge, freezer and dishwasher, fitted electric fan assisted oven, built-in touch control ceramic hob with hidden extractor over, uPVC double glazed window to side, ventilation extractor fan, soft grey Scandinavian laminate timber effect flooring, recessed LED ceiling spotlights, open-plan to:

#### Master Bedroom

A light-filled bedroom, floor to ceiling uPVC double glazed window to the side aspect, uPVC double glazed French doors opening to the rear garden, TV point.

#### Bathroom

Fitted with three piece contemporary white suite comprising; low-level soft close WC, tiled double shower enclosure with fitted chrome square head shower and glass enclosure, wall mounted wash hand basin with cupboard under, chrome mixer taps, full-height white metro styled tiling to all walls, shaver point, chrome heated towel rail, extractor fan, concrete effect tiled flooring, recessed LED ceiling spotlights.

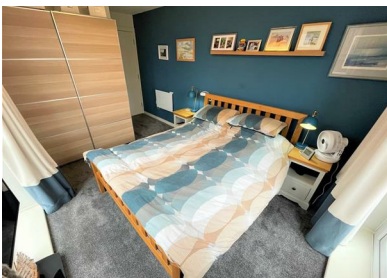
#### Private Garden

The enclosed rear garden enjoys a favoured southerly orientation and is laid predominantly to stone chippings with a patio conveniently accessed from the bedroom providing the ideal place to sit back and dine alfresco in the warmer summer months.

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- Garden Apartment
  - Spacious Open-Plan Living
  - Close To Amenities
  - No Onward Chain
  - One Double Bedroom
  - Modern Kitchen & Bathroom
  - Allocated Parking Space



GUIDE PRICE £200,000



## Ground Floor

Approx. 47.9 sq. metres (515.6 sq. feet)



Total area: approx. 47.9 sq. metres (515.6 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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