



10 KILKENNY PLACE,  
PORTISHEAD, BS20 6JD

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**GOODMAN  
& LILLEY**



A BEAUTIFULLY PRESENTED THREE BEDROOM COASTAL TOWNHOUSE CONVENIENTLY LOCATED ON PORTISHEAD'S POPULAR HILLSIDE WITHIN CLOSE PROXIMITY TO THE LAKE GROUNDS, LOCAL AMENITIES AND THE TRADITIONAL HIGH STREET.

Set away from the hustle and bustle of the Marina, this property offers you an alternative established location for those buyers seeking a different outlook with views towards the estuary from above the coastal road. The versatile accommodation is arranged over three floors and in brief comprises; entrance hall, cloakroom, kitchen/diner. The first floor features the third double bedroom, living room with balcony and a family bathroom. The second floor features a master bedroom with ensuite and bedroom two which completes the internal footprint to this fine coastal home. Externally, the rear garden occupies a estuary facing orientation with a seating area providing ample space to dine alfresco in the warmer summer months. The property also benefits from an integral garage and an allocated parking space

The convenient location makes it the ideal choice to a variety of purchasers with easy access to both Portishead's traditional High Street and the delights that the Marina has to offer including a selection of bars and restaurants to enjoy in both locations. The family buyer will warm to the nearby Lake Grounds, providing children the perfect space to explore or play the various sporting activities the leisure area has to offer or enjoy a picnic during those warm summer months.

Goodman & Lilley anticipate a good degree of interest due to its location and the well presented accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

### Useful Information

Tenure: Freehold (Estate management charge - ask agent)

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: E

Services: Electric, Gas, Water, Mains Drainage

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

- Coastal Townhouse
- Estuary & Welsh Coastline Views
- Integral Garage & Allocated Parking
- Landscaped Rear Garden
- In Excess Of 1200 Sq. Ft

- Three Double Bedrooms (Master En-Suite)
- Two Balconies
- Impeccably Presented Throughout
- Close Proximity To The Lake Grounds
- Viewing Highly Recommended



GUIDE PRICE £500,000



## Second Floor

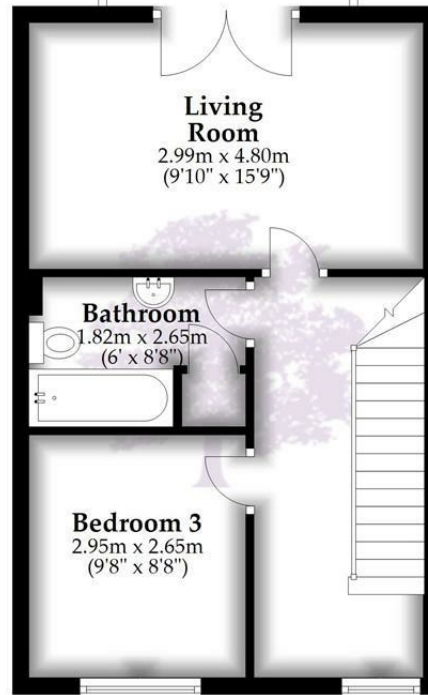
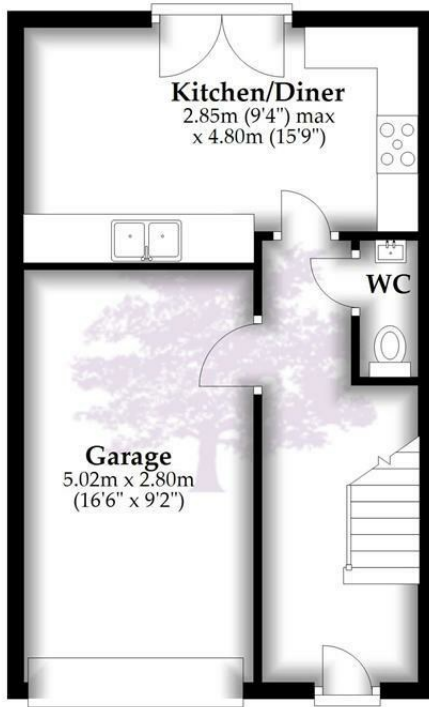
Approx. 38.2 sq. metres (411.5 sq. feet)

## First Floor

Approx. 38.2 sq. metres (411.5 sq. feet)

## Ground Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



Total area: approx. 114.7 sq. metres (1234.5 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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