



COMBE HOUSE, FLAT 5 COMBE ROAD,  
PORTISHEAD, BS20 6BJ

---

GOODMAN  
& LILLEY



# A MODERN AND BRIGHT ONE DOUBLE BEDROOM LOFT STYLE APARTMENT SITUATED WITHIN A PRIME POSITION ON PORTISHEAD HIGH STREET.

Combe House, located on Combe Road in the charming town of Portishead. This modern top floor loft style apartment is a gem waiting to be discovered.

As you step into this property, you are greeted by an open-plan living space that is both inviting and stylish. The immaculate presentation throughout the apartment ensures that you can move in hassle-free and start enjoying your new home right away.

The bedroom is cosy and perfect for unwinding after a long day, while the bathroom provides a relaxing space to rejuvenate. The Velux balcony window offers stunning views over the town, allowing you to soak in the beauty of Portishead from the comfort of your own home and really bring the outside in.

Conveniently located just off the Highstreet, this flat offers both tranquillity and easy access to the vibrant heart of the town. With allocated parking, you can explore the surrounding areas with ease and return to your own peaceful sanctuary.

Don't miss out on the opportunity to make this flat your own and experience the best of what Portishead has to offer. Book a viewing today and step into your new beginning at Combe House.

Contact Goodman & Lilley today on 01275 430440/sales@goodmanlilley.co.uk and talk with one of our property professionals to arrange an internal inspection.

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: Leasehold with management charges of £900 PA - includes Ground Rent

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

Services: Electric, Water, Mains Drainage

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

## Accommodation Comprising;

### Entrance Hall

A secure door opens into an entrance hall with wood effect laminate flooring, intercom entry system, doors to all rooms and the airing cupboard.

### Open-Plan Living Space

An exceptionally bright and airy space, ideal for entertaining friends and family. Providing a real wow! two Velux balcony windows truly give the apartment a great connection to the outdoors whilst boasting far reaching views of the town and towards St. Peter's church. A modern kitchen fitted with a range of matching wall and base units, inset sink and drainer, built in oven, induction hob with extractor hood, washing machine, dishwasher and fridge freezer. This fantastic room has ample space for both dining and lounge area.

### Bedroom

A spacious double bedroom with two Velux windows to the front aspect and a range of matte grey fitted wardrobes offering a range of hanging and shelving space.

### Shower Room

A modern shower room fitted with a three piece suite comprising; Walk-in double shower, low-level WC, vanity style sink with storage under. Fully tiled walls and flooring, chrome heated towel rail, Velux window.

### Allocated Parking Space

One allocated parking space to the rear of the property.

- Modern Loft Style Apartment
- No Ground Rent
- Allocated Parking
- Set Just Off Of The High Street
- No Cladding Issues

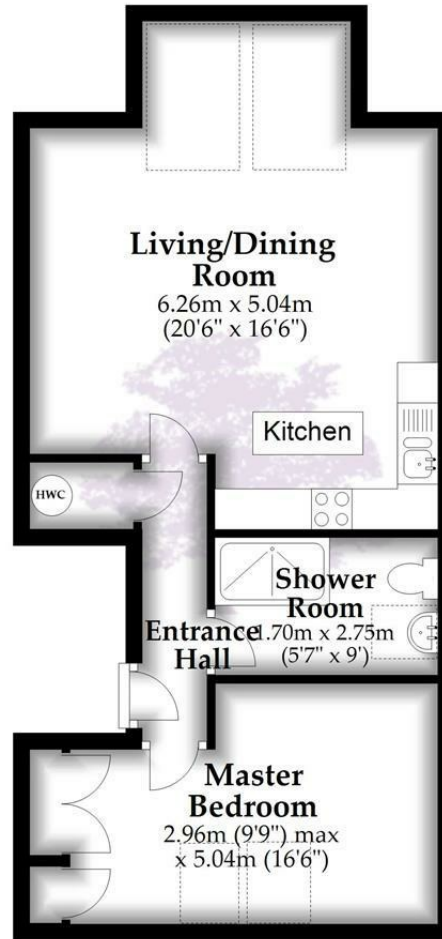
- Low Service Charge
- Great View Over The Town
- Immaculately Presented Throughout
- Remainder Of Builder Warranty
- Short Walking Distance to the Marina



GUIDE PRICE £210,000



**Second Floor - Flat 5**  
Approx. 48.5 sq. metres (522.1 sq. feet)



Total area: approx. 48.5 sq. metres (522.1 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.

**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.