



8 HOLLY RIDGE,
PORTISHEAD, BS20 8BP

GOODMAN
& LILLEY



A WONDERFUL THREE BEDROOM SEMI-DETACHED COASTAL BUNGALOW SITUATED IN QUIET RESIDENTIAL CUL-DE-SAC ON PORTISHEAD'S POPULAR HILLSIDE.

Situated within a favourable position at the top of Portishead, close to local amenities and bus routes. The property is in need of some cosmetic improvement throughout but offers the next owner a blank canvass to put their own mark to to this fine bungalow.

As you step inside you are greeted by a generous entrance hall that serves as the central spine of the home. This welcoming space provides access to a cloakroom/WC, a shower room, and all the main rooms, ensuring convenience and flow throughout. The spacious living room is positioned at the front of the property, offering stunning coastal views that create a serene atmosphere. The well-appointed kitchen connects to a conservatory, which in turn opens up to the south facing rear garden, perfect for enjoying the outdoors. This bungalow features three comfortable bedrooms, providing ample space for family or guests, along with an additional shower room to enhance the practicality of the layout.

Externally, the property benefits from a private enclosed rear garden; laid mainly to lawn with patio seating areas, taking full advantage of the sun throughout the day and provides access to the garage/workshop. The garage resides to the side of the property offering ample off-road parking with a generous driveway to the side.

Portishead's High Street is close at hand as well as good access to the M5 and Clevedon. With great schools and community services, including the popular Lake grounds, open air and enclosed swimming pools, gyms, riding, yachting, fishing, shooting, cycling, rambling, pubs, coffee houses, and vibrant

restaurants. This is a safe and highly popular area for growing families of all ages and must be visited if you haven't already done so.

As the conscientious buyer is aware, bungalows of this nature are seldom available coupled with the level rear garden and opportunity to put your own stamp to the property. Goodman & Lilley recommend an early inspection to avoid disappointment.

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: All mains services connected (but should be checked with your legal representatives)

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

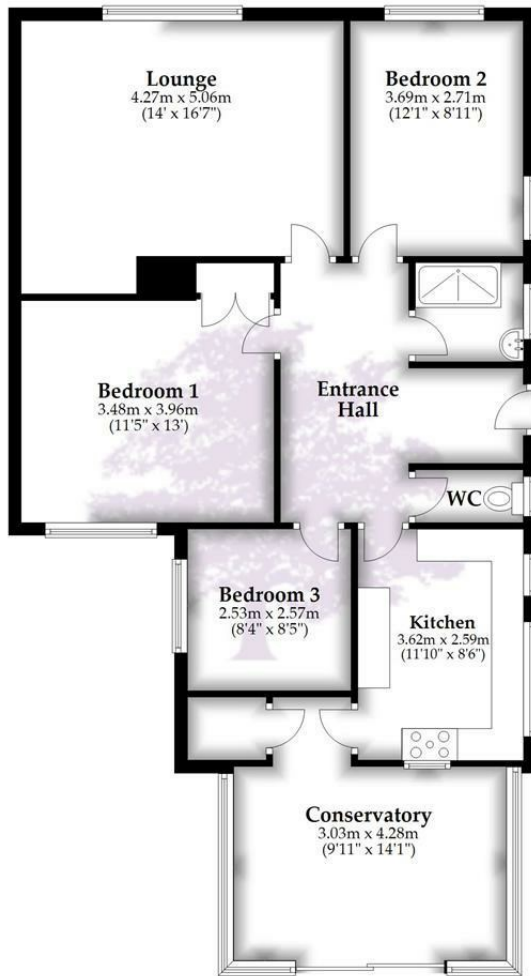
- Semi-Detached Bungalow
 - 1013 Sq. Ft/94.1 Sq. M
 - Generous Front & Rear Gardens
 - In Need Of Modernisation
- Three Bedrooms
 - Cul-De-Sac Position
 - Garage & Driveway
 - Viewing Highly Recommended



GUIDE PRICE £375,000



Ground Floor
Approx. 94.1 sq. metres (1013.0 sq. feet)



Garage
Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 94.1 sq. metres (1013.0 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

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