



12 TEAL WAY,  
PORTISHEAD, BS20 7EF

GOODMAN  
& LILLEY













# 12 TEAL WAY

## PORTISHEAD BS20 7EF

GUIDE PRICE  
£525,000

!!Extended ground floor living space with vaulted ceiling!! With four spacious bedrooms, a sunny garden, a garage, and off-road parking, it's perfect for modern family living. Situated in a sought-after location close to schools, amenities, and transport links

This beautifully presented four-bedroom semi-detached townhouse is the perfect combination of modern style and family comfort. Thoughtfully extended on the ground floor, the property boasts a stunning open-plan kitchen and dining area with a vaulted ceiling, creating a bright and airy space that's perfect for entertaining or enjoying family meals.

In addition to the impressive kitchen/diner, the property includes a dedicated study, ideal for working from home or as a quiet space for productivity. A separate utility room adds practicality, ensuring household tasks are kept out of sight.

The four generously sized bedrooms offer ample space for a growing family or versatile use, while the sunny garden at the rear provides a delightful outdoor retreat for relaxation, gardening, or al fresco dining. With a garage and off-road parking, this home caters effortlessly to modern living, offering convenience and plenty of storage. Located in a desirable area close to local schools, amenities, and excellent transport links, this townhouse is a rare find. Contact us today to arrange a viewing and experience everything this stunning home has to offer

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: Electric, Gas, Water, Mains Drainage

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

### Accommodation comprising;

#### Entrance Hall

A welcoming entrance hall with doors leading to the bright living room, a practical utility room, a dedicated study, and a convenient downstairs WC. A staircase rises to the first floor, offering a seamless flow throughout the home.

#### Study

A versatile room with a window overlooking the front aspect, providing plenty of natural light. Perfect for a home office, study, or hobby space.

#### Utility room

Featuring a range of units with ample storage, space for a washing machine and tumble dryer, and a glazed door leading seamlessly into the kitchen.

#### Lounge

This stunning property boasts a spacious lounge flooded with natural light, featuring large double doors and windows that offer views of the garden. These elegant doors also provide direct access to the outdoor space, creating a seamless indoor-outdoor living experience. A separate door leads into the stylish kitchen/diner, making this the perfect home for both relaxation and entertaining.

#### Kitchen/Diner

Extended by the current vendors, this exceptional home now features a stunning kitchen/diner with a vaulted double-height ceiling, creating a bright and airy space. Bifold doors seamlessly open onto the garden, enhancing the indoor-outdoor flow, while Velux windows and a front-aspect window allow natural light to pour in. The kitchen is fitted with a range of sleek, modern wall and base units, complete with integrated appliances for a streamlined finish. With ample space for a large dining area, this impressive space is perfect for entertaining. A door leads to the spacious living room, while a separate utility room offers additional convenience.

#### First Floor Landing

The light-filled landing enjoys natural brightness from a front-aspect window, creating an inviting and airy space. From here, doors lead to bedrooms two and four, as well as the family bathroom. A staircase rises to the second floor, offering seamless access to the upper level of this beautifully designed home.

#### Bedroom Two

A spacious double bedroom featuring a rear-aspect window that overlooks the beautifully maintained garden. This bright and airy room provides ample space for furniture and storage, making it a perfect retreat for relaxation.

#### Bedroom Four

A well-proportioned single bedroom featuring a front-aspect window, allowing plenty of natural light to fill the space. With ample room for storage solutions, this versatile room is ideal as a child's bedroom, home office, or guest room.

#### Family Bathroom

A modern family bathroom fitted with a stylish three-piece suite, comprising a low-level WC, sleek sink, and a panel bath with an overhead shower and glass screen. Finished to a high standard, this contemporary space offers both functionality and elegance, perfect for everyday use.

#### Second Floor Landing

The second-floor landing provides access to bedroom one and bedroom three. This well-lit space enhances the flow of the home, seamlessly connecting the upper-level rooms.

#### Bedroom One

An exceptional main bedroom, generously proportioned and bathed in natural light from the rear-aspect window. This impressive space provides ample room for extensive storage solutions. A private door leads to the en-suite, adding convenience and a touch of luxury to this beautiful primary suite.

#### En-suite

A modern en-suite, stylishly designed and fitted with a three-piece suite, comprising a spacious double walk-in shower, sleek sink, and low-level WC. Finished to a high standard, this contemporary space offers both comfort and convenience, making it the perfect addition to the main bedroom.

#### Bedroom Three

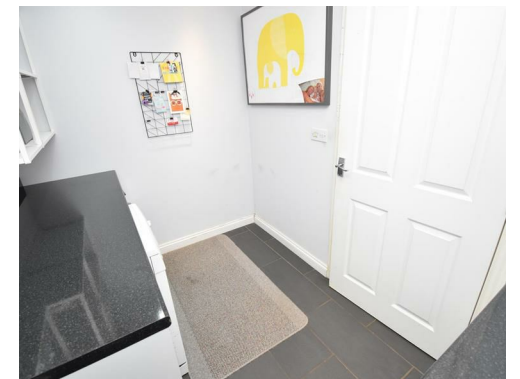
A spacious double bedroom featuring a front-aspect window, allowing plenty of natural light to fill the room. This well-proportioned space also benefits from a built-in cupboard housing the gas boiler, along with additional storage, making it both practical and versatile.

#### Garden

A south-facing garden offering a wonderful space to enjoy year-round sunshine, complete with a composite deck that seamlessly connects to both the living and dining areas, creating an ideal flow for indoor-outdoor living. The garden features a well-maintained lawn surrounded by mature borders, adding both beauty and privacy. To the side of the property, there is access to the driveway and garage via a secure gate, along with a dedicated area for garden storage, offering added practicality.

#### Garage & Driveway

A single garage equipped with light and power, featuring an up-and-over door for easy access. Additional eaves storage provides an ideal solution for keeping belongings neatly tucked away. In front of the garage, the driveway offers parking for two vehicles, ensuring convenient off-road parking.



- Four Bedroom Semi-Detached Townhouse
- Extended Ground Floor With Vaulted Ceiling
- Single Garage With Driveway Parking
- Four Generous Bedrooms
- Sunny Rear Garden
- Study & Utility Room
- Close To Local Amenities
- In Excess Of 1350Sqft
- Open-Plan Kitchen Diner With Bi-Fold Doors Onto The Garden





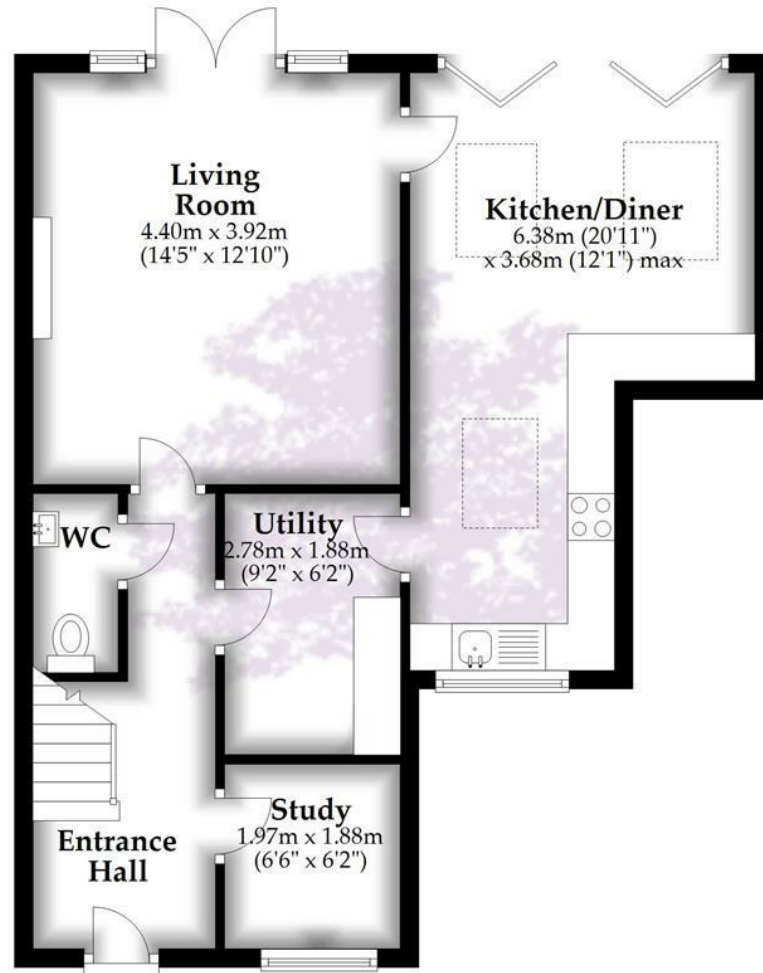


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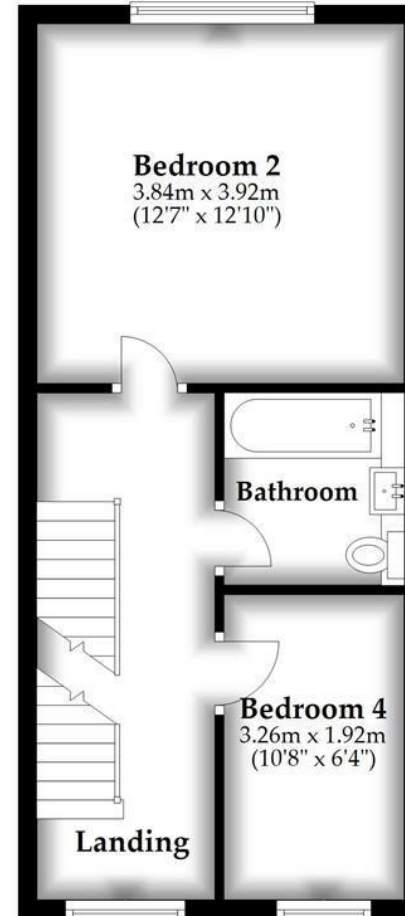
### Ground Floor

Approx. 56.2 sq. metres (605.0 sq. feet)



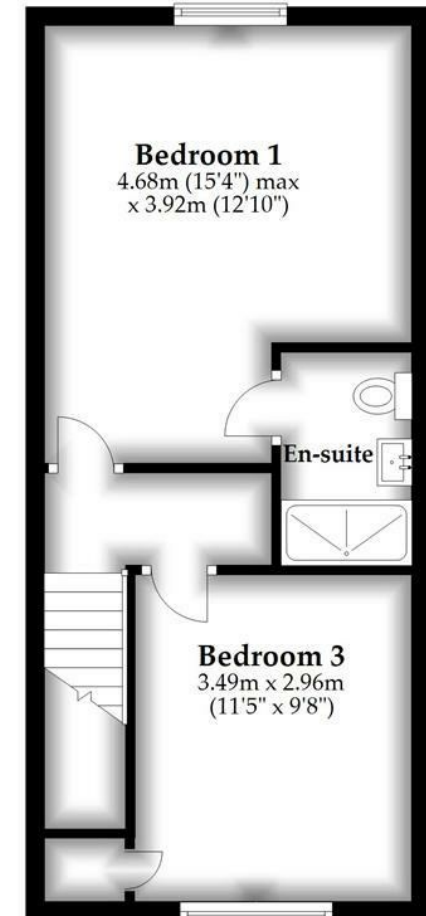
### First Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



### Second Floor

Approx. 36.7 sq. metres (395.2 sq. feet)



Total area: approx. 129.6 sq. metres (1395.4 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

156 Henleaze Road  
Henleaze BS9 4NB  
[henleaze@goodmanlilley.co.uk](mailto:henleaze@goodmanlilley.co.uk)

0117 213 0777

## PORTISHEAD

36 High Street  
Portishead BS20 6EN  
[sales@goodmanlilley.co.uk](mailto:sales@goodmanlilley.co.uk)

01275 430 440

## SHIREHAMPTON

9 High Street  
Shirehampton BS11 0DT  
[shire@goodmanlilley.co.uk](mailto:shire@goodmanlilley.co.uk)

0117 213 0333

## LETTINGS

[lettings@goodmanlilley.co.uk](mailto:lettings@goodmanlilley.co.uk)

01275 299 010

0117 213 0101

## LAND & NEW HOMES

156 Henleaze Road  
Henleaze BS9 4NB  
[LNH@goodmanlilley.co.uk](mailto:LNH@goodmanlilley.co.uk)

0117 213 0151



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