



130 BADGER RISE,  
PORTISHEAD, BS20 8AX

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GOODMAN  
& LILLEY



# A BEAUTIFULLY PRESENTED TWO-BEDROOM SEMI-DETACHED BUNGALOW SITUATED IN A PEACEFUL CUL-DE-SAC.

This delightful two-bedroom bungalow is ideally located in a quiet, established cul-de-sac on the outskirts of Portishead, offering a tranquil setting while still being within easy reach of local amenities. The property is designed with level access throughout, making it perfect for a variety of buyers, including those looking to downsize.

The accommodation briefly comprises an inviting entrance hall, spacious living room, well-equipped kitchen, two generous bedrooms, and a modern shower room. Externally, the property features a charming, well-maintained west-facing rear garden – ideal for enjoying the afternoon sun. To the front, a driveway provides off-street parking for up to four vehicles.

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: C

Services: All main services connected.

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

With bungalows in high demand and selling quickly, this property is sure to generate considerable interest. Don't miss out – contact Goodman & Lilley today to arrange a viewing.

## Entrance Hall

Part-glazed composite front door leading to:

## Lounge/Diner

A generously sized, light and airy room featuring a uPVC double-glazed window to the front aspect. The room features a dining alcove area, a double panel radiator, and includes TV & telephone points. There is also a door leading to the kitchen and hallway.

## Kitchen

The kitchen is fitted with a range of base and eye-level units, complemented by ample worktop space and integrated drawers. It includes an inset stainless steel sink unit with

a single drainer, tiled splashbacks, and plumbing for a washing machine. There is also space for a fridge/freezer. The kitchen benefits from a fitted electric fan-assisted oven, a built-in four-ring gas hob with an extractor hood above, and uPVC double-glazed windows to both the side and front aspects.

## Hall

Doors opening to both bedrooms and the bathroom.

## Bedroom One

uPVC double glazed window to rear, radiator, TV & telephone points.

## Bedroom Two

uPVC double glazed sliding door opening to the rear garden, radiator.

## Bathroom

Fitted with three-piece suite comprising: low-level WC, deep panelled bath with shower above, wash hand basin, heated towel rail, extractor fan tiled surround, uPVC obscure double-glazed window to side.

## Outside

The rear garden enjoys a westerly orientation is predominantly laid to lawn with deep planted flowering shrubs and specimen trees occupying the borders. The rear garden enjoys a good degree of privacy coupled with a delightful sunny aspect. A pathway leads up to the rear of the garden with access to the garage via a pedestrian door. The front garden is laid to attractive mature shrub borders with a pathway leads up to the front door which is sheltered by a storm porch.

## Garage & Driveway

The garage lies to the side of the property with an up and over door, light and power connected, door to the rear garden. The driveway provides off-road parking for three/four vehicles.

- Semi-Detached Bungalow
  - Modern Kitchen
  - Cul-De-Sac Location
  - West Facing Rear Garden
  - Viewing Highly Advised
- Two Bedrooms
  - Lounge/Diner
  - Garage & Driveway
  - Quiet Hillside Location



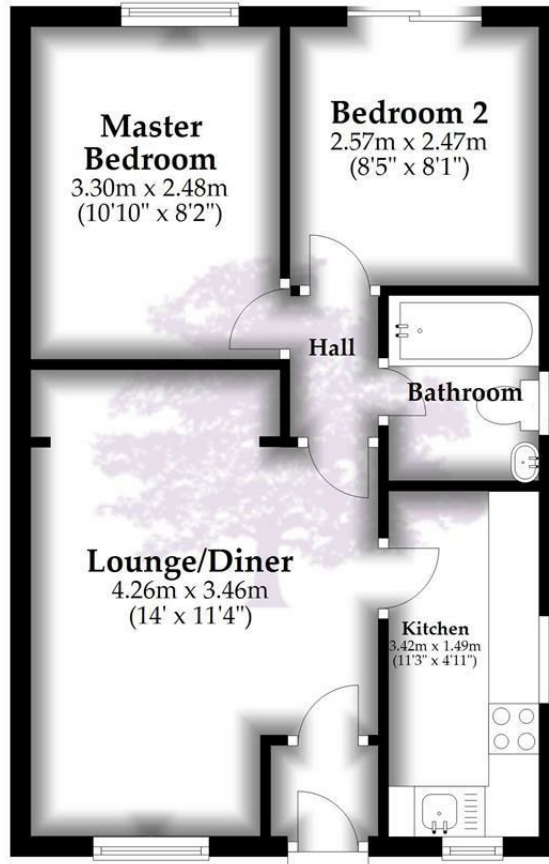
GUIDE PRICE £299,950





## Ground Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



Total area: approx. 36.9 sq. metres (396.8 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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