



140 FORTH AVENUE,  
PORTISHEAD, BS20 7NY

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GOODMAN  
& LILLEY



PRESENTED IN PRISTINE CONDITION, THIS IMMACULATELY MAINTAINED TWO DOUBLE-BEDROOM DETACHED HOME IS IDEALLY SITUATED IN THE HEART OF THE HIGHLY SOUGHT-AFTER VILLAGE QUARTER DEVELOPMENT.

A rare opportunity to purchase a spacious two-bedroom detached property in the heart of the village quarter, perfect for first-time buyers. This well-presented home offers generous accommodation, including two double bedrooms, a separate kitchen, and a sunny rear garden—ideal for outdoor relaxation. Additional features include parking for two vehicles, making it a great choice for those seeking comfort and convenience in a sought-after location.

Tenure: freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: Mains Gas, Electric, Water, Drainage.

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

Accommodation Comprising

Entrance Hall

Upon entering, you are greeted by a spacious hallway with solid wood flooring and stairs rising to the first floor. Doors lead to the living/dining room, kitchen, and a convenient downstairs WC, offering a practical and welcoming layout.

Lounge/Diner

A light-filled lounge/diner with dual aspect, featuring natural light from both front and side-facing windows. A set of glazed double doors opens onto the garden, seamlessly blending indoor and outdoor living.

Kitchen

A modern fitted kitchen with a range of matching wall and base units, complemented by laminate surfaces and integrated oven, hob, extractor

hood and slimline Bosch dishwasher. A window to the side aspect brings in natural light, while a fitted breakfast bar offers additional worktop space for added convenience.

First Floor Landing

Flooded with natural light the landing has a window to the side aspect, offering natural light. Doors lead to bedroom one, bedroom two, the bathroom, and an airing cupboard. A hatch provides access to the loft, adding extra storage space.

Bedroom One

A spacious double bedroom featuring a rear-facing window that fills the room with natural light, along with a built-in wardrobe for convenient storage.

Bedroom Two

A generously sized double bedroom featuring high-level shelving, a side-aspect window allowing for plenty of natural light, and a built-in wardrobe for ample storage.

Bathroom

A modern bathroom featuring a three-piece suite comprising a panel bath with a shower over and glass screen, a low-level WC, and a pedestal sink. A side-aspect window provides natural light and ventilation.

Garden

A mature and beautifully landscaped garden featuring a patio area, lawn, and vibrant flower borders. A side gate provides convenient access to the parking area.

Allocated Parking

Allocated parking space to the side of the property with a gate providing access to the garden.

- Detached House
- Enclosed Rear Garden
- Vibrant Village Quarter Location
- Approaching 700 SQ FT

- Two Double Bedrooms
- Allocated Parking
- Solid Oak Flooring (Downstairs)
- Viewing Highly Recommended

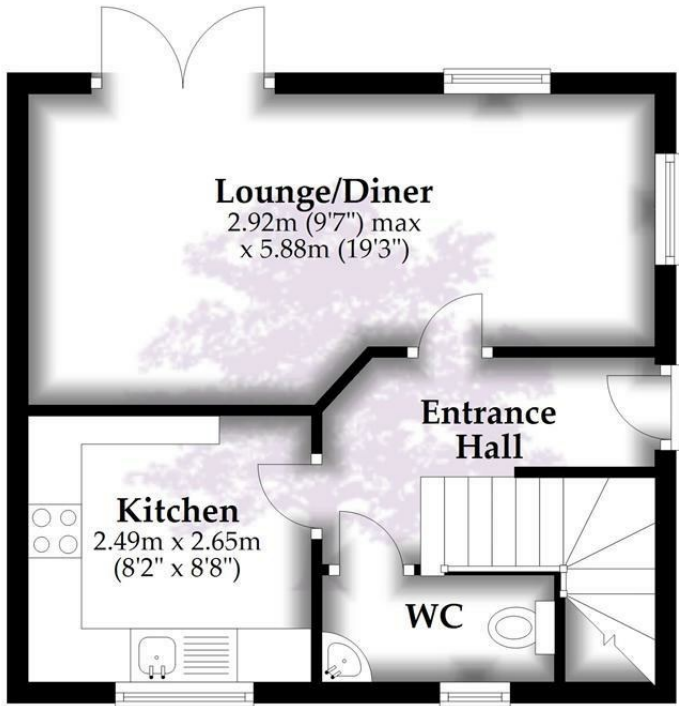


GUIDE PRICE £320,000





## Ground Floor



## First Floor



Total area: approx. 64.7 sq. metres (696.7 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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