



12 CASWELL LANE,
PORTBURY, BS20 7UF

GOODMAN
& LILLEY







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PORTBURY BS20 7UF

GUIDE PRICE
£385,000

Tucked between Portbury and Clapton-in-Gordano, this three double bedroom gem boasts a private garden, open countryside views, and heaps of potential. With a new boiler, electrics, and windows already in place, it's ready for your finishing touch!

Nestled between the charming villages of Portbury and Clapton-in-Gordano, this well-proportioned three double bedroom home offers a wonderful opportunity for those seeking space, privacy, and rural outlooks. The property benefits from a private rear garden that overlooks open paddocks, providing a peaceful and picturesque setting.

Inside, the accommodation is generously sized and offers excellent potential. While some cosmetic improvements are needed, the essentials have already been taken care of — including a newly installed boiler, New Fuse board, and modern double glazing throughout.

Perfect for families or buyers looking to put their own stamp on a home, this property combines countryside tranquility with easy access to local amenities and commuter routes.

Accommodation Comprising:

Entrance Hall

A bright and spacious entrance hall with doors leading to the kitchen, lounge/diner, downstairs WC, and stairs rising to the first floor.

Cloakroom

The recently refitted WC is finished to a high standard and features a low-level toilet, pedestal sink, and chrome towel rail, with a window to the side aspect providing natural light.

Lounge/Diner

A spacious, open-plan dual-aspect lounge/diner

featuring a chimney breast, a large front-facing window, and sliding doors to the rear that open onto the garden. The room offers ample space for both comfortable living and generous dining areas.

Kitchen/Breakfast Room

A generously sized kitchen full of potential, fitted with a range of units and laminate worktops. A window and glazed door overlook and open onto the rear garden, offering a lovely view of the open paddocks beyond.

First Floor Landing

A side-aspect window provides natural light to the landing, with doors leading to all bedrooms, the family bathroom and airing cupboard. a fitted ladder provides access to the loft space.

Bedroom One

An exceptionally large double bedroom with dual aspect windows to the front and rear, offering views over the surrounding countryside.

Bedroom Two

A large double bedroom with a front aspect and a fitted cupboard.

Bedroom Three

A large double bedroom with a fitted cupboard and a rear-facing window overlooking the surrounding countryside.

Family Bathroom

Recently refitted to a high standard, the bathroom features a three-piece suite comprising a low-level

WC, pedestal sink, and a P-shaped bath with a glass screen and shower over, plus a towel rail and a rear-facing window.

Loft Room

The loft has been part converted and has access via a ladder from the landing. Two velux windows to rear.

Garden

The property boasts a level and private rear garden, featuring a generous lawn and spacious patio areas —ideal for outdoor entertaining or relaxing in the sun. Backing onto an open paddock, the garden enjoys a wonderful open outlook, creating a peaceful and scenic setting. A courtesy door provides convenient access to the garage from the garden.

Garage & Driveway

The property includes a single garage with an up-and-over door, complete with power and lighting. A courtesy door provides internal access, offering added convenience and functionality. Driveway parking for at least 3.



- Attached Family Home
- Countryside Outlook
- Sunny Rear Garden
- Popular Village Location

- Three Double Bedrooms
- Garage & Driveway
- New Boiler & Fuse Board

- Partly Converted Loft Room
- Full Of Potential
- Replaced uPVC Windows





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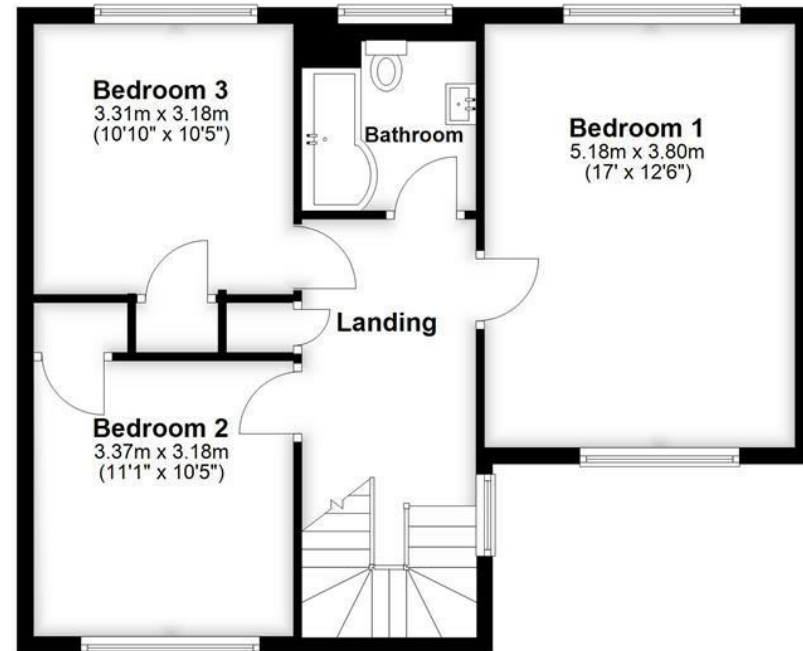
Ground Floor

Approx. 62.1 sq. metres (668.8 sq. feet)



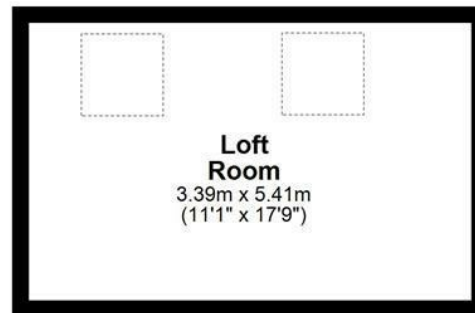
First Floor

Approx. 60.8 sq. metres (653.9 sq. feet)



Second Floor

Approx. 18.3 sq. metres (197.3 sq. feet)



Total area: approx. 141.2 sq. metres (1520.0 sq. feet)

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