



7 ELLISON MEWS,  
PORTISHEAD, BS20 7FF

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**GOODMAN  
& LILLEY**



## WELCOME TO ELLISON MEWS, PORTISHEAD - A CHARMING LOCATION THAT COULD BE THE PERFECT SETTING FOR YOUR NEW HOME! THIS DELIGHTFUL SEMI-DETACHED HOUSE BOASTS THREE BEDROOMS, MAKING IT IDEAL FOR A GROWING FAMILY OR THOSE IN NEED OF EXTRA SPACE.

One of the standout features of this property is that it comes with no onward chain, making the buying process smoother and quicker for you. Additionally, the house is in great condition having recently been redecorated throughout.

Situated on this popular modern development, 'The Vale' offers the family purchaser the ideal location to be close to the nearby primary schools, walking distance to the nearby shopping facilities, or whether its just cycling through the many park areas. The property is also conveniently located within a five minute drive of the many shops, boutiques, bars, restaurants and facilities of Portishead High Street, including a Waitrose on the marina. It also offers a large number of out door activities both water based, with the Sailing Club and Portishead Marina, and outdoor pursuits such as the open air lido and parks within North Somerset.

With properties of this nature rarely available in this unique location, don't delay, contact Goodman & Lilley and speak to one of our property professionals to arrange your next appointment to view.

### Accommodation comprising;

#### Entrance Hall

Secure part glazed front door opening to entrance hall, radiator, tile effect flooring, stairs rising to the first floor landing, door to:

#### Cloakroom

Fitted with two piece modern white suite comprising; pedestal wash hand basin with vanity storage under, low-level WC, tiled splashbacks, radiator, uPVC obscure double glazed window to front aspect.

#### Kitchen

Fitted with a matching range of modern base and eye level units with drawers and worktop space, stainless steel sink unit with single drainer, extractor fan, wall mounted gas boiler serving heating system and hot water, plumbing for washing machine, space for fridge/freezer and dishwasher, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to front, radiator.

#### Living/Dining room

uPVC double glazed window and sliding patio doors overlooking and opening onto the rear garden, ample space for both living and dining areas, under-stairs storage cupboard, two radiators, TV point.

#### First Floor Landing

Airing cupboard housing hot water tank, access to roof space via loft hatch, doors to all first floor accommodation.

#### Bedroom One

uPVC double glazed window to front aspect, over-stairs storage cupboard with hanging rails, radiator, door to the en-suite.

#### En-Suite Shower Room

Recently modernised with a three piece suite comprising; large corner shower, low level WC, vanity wash hand basin with storage under, uPVC window to the front aspect, chrome heated towel rail.

#### Bedroom Two

Double bedroom with a uPVC window to the rear aspect overlooking the rear garden, radiator.

#### Bedroom Three

uPVC double glazed window to rear, radiator.

#### Family Bathroom

Fitted with three piece modern white suite comprising; panelled bath with shower over and glass screen, pedestal wash hand basin, low-level WC, uPVC window to the side aspect, full-height tiling to two walls, radiator.

#### Garden

To the front of the property is a garden laid to lawn with a paved path to the front door and mature shrub borders. To the rear is a large patio area ideal for alfresco dining, lawn and mature plants. A path to the side of the property provides secure access to the front garden.

#### Garage & Parking

Located in nearby block the property benefit's from a single garage with an up and over door and eaves storage. A driveway provides tandem parking for two vehicles.

- Semi-Detached Family Home
- Close Proximity To The Parks, Shops and Schools
- Popular Vale Development
- West Facing Rear Garden
- Three Bedrooms (Master En-Suite)
- No Onward Chain
- Single Garage & Parking For Two Vehicles
- Great Condition Throughout

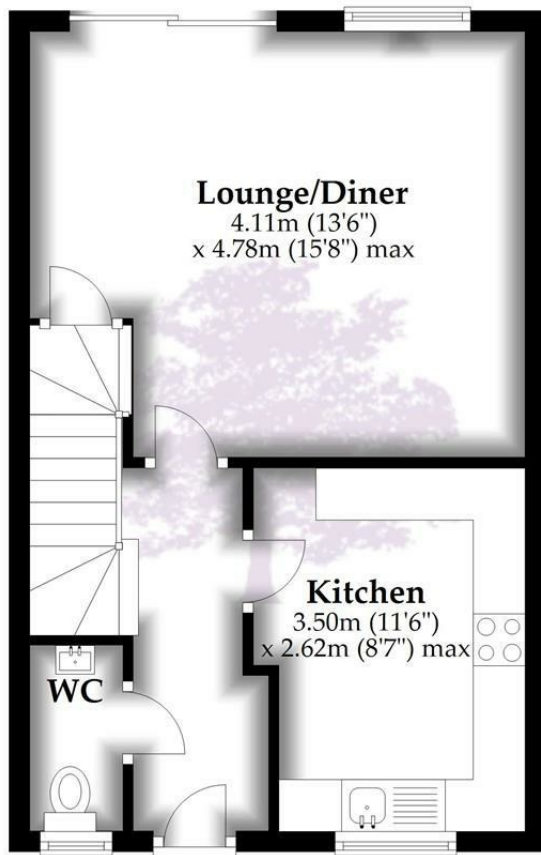


GUIDE PRICE £385,000



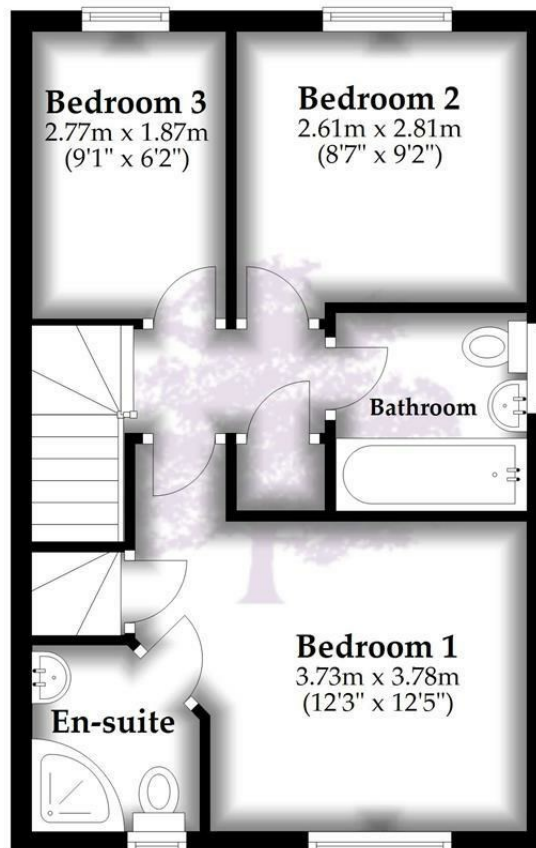
## Ground Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



## First Floor

Approx. 36.8 sq. metres (396.4 sq. feet)



Total area: approx. 73.6 sq. metres (792.7 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.

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