

Sevenside
Estate Agents



23 Redwick Road, Pilning, BS35 4LG

£375,000

115 Beach Road, Severn Beach, Bristol, BS35 4PQ

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Viewing by arrangement with Sevenside Estate Agents Ltd

Sevenside Estate Agents are pleased to offer for sale this period, semi-detached family home situated in the village of Pilning. This beautiful home briefly comprises an entrance hall, lounge, dining room, kitchen, utility room and downstairs bathroom. With three bedrooms, shower room and inner landing for study/dressing area to the first floor plus an additional bedroom/loft room in the eaves. To the front of the property there is a driveway providing off street parking. Well established gardens to the rear, approximately 113' long with lawn and patio areas with mature flower and shrub borders and a selection of trees.

Pilning has all the benefits of a small village but also benefits from its close proximity to The Mall at Cribbs Causeway; the premier shopping destination in the South West. Offering a wide range of shops, restaurants and supermarkets plus a cinema, bowling alley, fitness gym and retail parks which cater for all your needs.

With 'The Wave', England's first inland-surfing destination and 'Wild Place Project' the sister site of the old Bristol Zoo close by offering great entertainment opportunities for all ages.

Nearby Severn Beach sits on a coastline which is a 'Site of Special Scientific Interest'. With open aspects and beautiful walks along the Severn Estuary this area is a perfect spot for walkers and dog owners alike.

With local public transport into Bristol via bus links or from the train station situated in Severn Beach. The close proximity of the M4/M5 interchange also makes it an ideal location for commuters.

Pilning has a local school within the village for children of primary school age and falls within the catchment area of Marlwood senior school and has easy access to local colleges and further education facilities. Severn Beach has a local school within the village for children of primary school age and falls within the catchment area of Marlwood senior school and has easy access to local colleges and further education facilities.



ENTRANCE

Via upvc double glazed entrance door to:

HALLWAY

With radiator, to:

LIVING ROOM

13' into bay x 11'4 (3.96m x 3.45m)

With upvc double glazed bay window to front aspect, feature fireplace with dual burner fire, radiator.

DINING ROOM

14'10 max x 10'10 max (4.52m x 3.30m)

With upvc double glazed windows to side aspect, understairs storage cupboard, radiator, stairs to first floor.

KITCHEN

12'6 x 7'10 (3.81m x 2.39m)

With upvc double glazed window to rear aspect, range of wall and base units with worktop over, sink unit with mixer tap, cooker with built in extractor hood over, space for fridge, space for freezer, radiator, door to:

UTILITY ROOM

With upvc double glazed door to rear garden, space for washing machine and tumble dryer with worksurface over, wall units, door to:

BATHROOM

With obscure double glazed window, white suite comprising bath with shower over, vanity unit with inset wash hand basin and wc, heated towel rail.

LANDING

With space in inner landing for study area/dressing area, door to:

BEDROOM ONE

14'10 max x 10'8 max (4.52m x 3.25m)

With two upvc double glazed windows to front aspect, feature fireplace, built in cupboard, radiator.

BEDROOM TWO

12'4 max x 7'7 max (3.76m x 2.31m)

With upvc double glazed window to rear aspect, skylight, radiator.

BEDROOM THREE

12'4 x 5'10 (3.76m x 1.78m)

With upvc double glazed window to front aspect, skylight, radiator.

SHOWER ROOM

With obscure glass cubes to side aspect, shower cubicle with shower, pedestal wash hand basin, wc, radiator.

LOFT ROOM

21'2 x 10'7 (6.45m x 3.23m)

With upvc double glazed window to rear aspect, skylight, understairs storage cupboard.

FRONT

Driveway providing off street parking.

REAR

Fully enclosed garden laid to lawn with patio area. Selection of trees and mature, well established flower and shrub borders, greenhouse.





23 Redwick Road Pilning BRISTOL BS35 4LG		Energy rating C
Valid until 5 February 2034	Certificate number 0028-0200-1204-0556-0300	

Property type Semi-detached house

Total floor area 112 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TENURE: The vendor has advised us that the property is freehold.

Purchasers should obtain confirmation of this through their solicitor

1. These details are intended for guidance and to assist you in deciding whether to view the property.
2. Appliances, equipment and services have not been tested by Severnside Estate Agents Ltd. Measurements are not guaranteed.
3. These particulars are provided on the understanding that all negotiations will be done through Severnside Estate Agents Ltd.

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