

*Severnside*  
*Estate Agents*



**128 Beach Road, Severn Beach, BS35 4PQ**

**£300,000**

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

**Telephone: 01454 633611 Email: [contact@severnsideestateagents.co.uk](mailto:contact@severnsideestateagents.co.uk)**

Registered Office: Cornerstone House, Midland Way, Thornbury, BS35 2BS

Director: A Coulbèrt

Company Registration Number: 6990304 VAT Registration Number: 185 5475 70



## Viewing by arrangement with Sevenside Estate Agents Ltd



Sevenside Estate Agents are pleased to offer for sale this beautifully presented, extended home. The property briefly comprises an entrance porch, modern kitchen, lounge diner, conservatory, downstairs cloakroom, utility area in the garage, three bedrooms and a family bathroom. Further benefits include gas central heating, upvc double glazing, fully enclosed garden to the rear, driveway providing off street parking and access to garage. The property is set in a popular position with views to the rear of the Severn Estuary and Severn Bridge.

The village of Severn Beach sits on a coastline which is a 'Site of Special Scientific Interest'. The open aspects and beautiful walks along the Severn Estuary make it a perfect spot for walkers and dog owners alike. With local public transport into Bristol via the train or bus links and the close proximity of the M4/M5 interchange make it an ideal location for commuters.

The village itself has a Bakery, Hairdressers, Barbers, Café, Estate Agents and local convenience store with post office facilities. Nearby The Mall at Cribbs Causeway; the premier shopping destination in the South West, is just a 6 mile drive away. 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' close by offering great entertainment opportunities for all ages.

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 entrance door to:

## **ENTRANCE PORCH**

With door to:

## **KITCHEN**

**2.6m x 2.48m (8'6 x 8'2)**

With upvc double glazed window to front aspect, range of wall and base units with worktop over, sink unit with mixer tap over, built in oven with hob and extractor hood over, space for fridge freezer, integral dishwasher, radiator.

## **LOUNGE/DINER**

**5m x 3.68m (16'5 x 12'1)**

With upvc double glazed doors to conservatory, stairs to first floor, radiator, square arch to:

## **REAR HALL**

With upvc double glazed door to rear garden, door to garage, door to:

## **DOWNSTAIRS CLOAKROOM**

With upvc double glazed window, wash hand basin, wc, heated towel rail.

## **CONSERVATORY**

**2.7m x 2.7m (8'10 x 8'10)**

Dwarf wall and upvc double glazed construction, upvc double doors to rear garden, radiator.

## **LANDING**

With access to loft, doors to:

## **BEDROOM ONE**

**4.3m x 2.3m (14'1 x 7'6)**

With dual aspect upvc double glazed windows to front and rear aspects, skylight, vaulted ceiling, radiator.

## **BEDROOM TWO**

**4.1m x 2.65m (13'5 x 8'8)**

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

## **BEDROOM THREE**

**3.5m x 2m (11'6 x 6'7)**

With upvc double glazed window to front aspect, built in storage cupboard, radiator.

## **BATHROOM**

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



## **GARAGE**

With access from rear hallway or via up and over door, utility area with space for washing machine and tumble dryer.

## **FRONT**

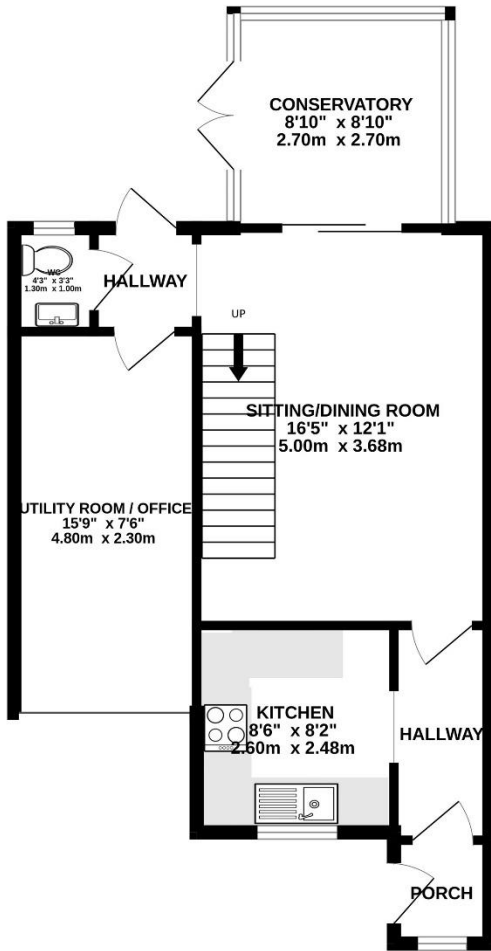
Driveway providing off street parking for two vehicles.

## **REAR**

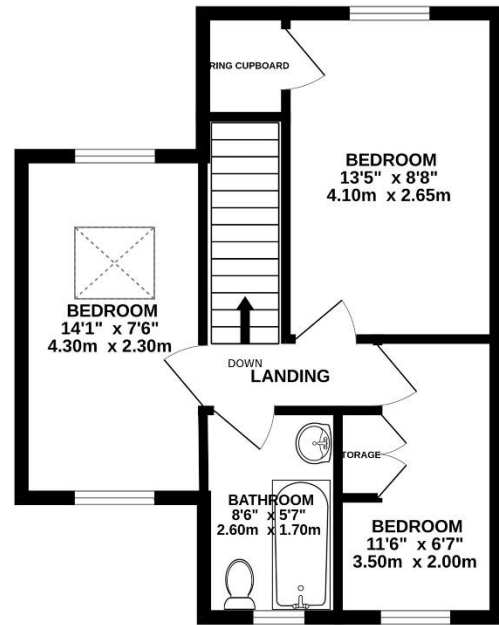
Fully enclosed garden mainly laid to lawn with patio area, raised beds, selection of shrubs and trees.



GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



MID TERRACE HOUSE

TOTAL FLOOR AREA: 956 sq.ft. (88.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 52023

128 Beach Road Severn Beach BRISTOL BS35 4PQ		Energy rating 
Valid until <b>9 May 2033</b>	Certificate number <b>0090-2300-8050-2097-2595</b>	

**Property type** Mid-terrace house  
**Total floor area** 78 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 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



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

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