

Severnside
Estate Agents



35 Salthouse Farm, Severn Beach, BS35 4NH

£200,000

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Viewing by arrangement with Sevenside Estate Agents Ltd

Sevenside Estate Agents are pleased to offer for sale this detached park home which provides generous and one level living accommodation. Set within Salthouse Farm this spacious 40 x 20 ft unit is offered for sale with NO CHAIN. Briefly comprising an entrance hallway, lounge, kitchen diner, two double bedrooms; with ensuite and built in wardrobe area to the Master, plus a bathroom and study. The home further benefits from gas central heating, double glazing, off street parking, storage shed and well maintained gardens to the front, side and rear.

The popular development Salthouse Farm is a stunning 8-acre, secluded and private, residential estate for retired and semi-retired people aged 50+. Originally a dairy farm and holiday site, the park as it is now was completed in 2006. The park has since grown into a friendly and neighbourly community with modern homes, spacious gardens, individual parking and wide level roads.

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.



ENTRANCE

Via entrance door to:

HALLWAY **3.05m x 1.52m max (10'9 x 5' max)**

With double glazed window to side aspect, cupboard housing 'Valliant' boiler, doors to:

LOUNGE **5.49m max x 4.27m max (18'1 max x 14'6 max)**

With double glazed patio doors to side garden, dual aspect double glazed window x3, feature fireplace, radiator.

KITCHEN/DINER **3.35m max excluding units x 2.13m max excluding units (11'3 max excluding units x 7'10 max excluding units)**

With double glazed window to side aspect, range of wall and base units with worktop over, sink unit, cooker, space for fridge freezer, washing machine, radiator.

INNER HALL

With storage cupboard, doors to:

BEDROOM ONE **3.96m into dressing area x 2.74m (13'8 x 9'5)**

With double glazed window to side aspect, built in drawers and dressing table, arch to area with built in wardrobes, door to:

EN-SUITE **1.52m x 1.22m (5'4 x 4'5)**

With obscure double glazed window, shower cubicle with shower, sink unit, w.c.

BEDROOM TWO **2.74m x 2.13m excluding wardrobes (9'5 x 7'7)**

With double glazed window to side aspect, built in wardrobes, drawers and dressing table, radiator x2.

STUDY **1.83m x 1.52m (6'7 x 5')**

With double glazed window to side aspect, built in cupboard and drawers with worktop over, radiator.

BATHROOM **1.83m x 1.83m (6'8 x 6'6)**

With upvc obscure double glazed window, bath, pedestal wash hand basin, wc, radiator.

FRONT

Mainly laid to lawn with parking, pathway and steps to front door.

REAR AND SIDE

Mainly laid to lawn with patio area, storage shed.



TENURE: The vendor has advised us that the property has a ground rent of £173.71 per month.

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.