

*Severnside*  
*Estate Agents*



**5 Severnwood Gardens, Severn Beach, BS35 4PX**

**£310,000**

**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 well presented detached bungalow situated in a popular cul de sac location. The property briefly comprises a large entrance porch, hallway, lounge, kitchen/diner, conservatory, two bedrooms and a shower room. With an enclosed walkway to the side leading to the original garage space that has been split and now incorporates a utility room/office to one side and storage space with the up and over door to the front. Further benefits from gas central heating, upvc double glazing, driveway providing off street parking for several vehicles and gardens to the front and a fully enclosed garden to the rear.

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 PORCH** **4.51m x 1.71m (14'8 x 5'6)**

Via upvc double glazed entrance door, radiator, upvc construction with upvc double glazed windows and upvc double glazed door leading to:

**HALLWAY**

With upvc double glazed window to porch, 2x storage cupboards, access to loft space, radiator, doors to:

**LOUNGE** **4.29m x 3.26m (14'1 x 10'7)**

With dual aspect upvc double glazed windows to front and side aspects, radiator.

**KITCHEN/DINING ROOM** **4.46m max (2.32m min) x 3.71m max (1.55m min)**  
**14'6 max (7'6 min) x 12'2 max (5'10 min)**

With upvc double glazed windows to side, upvc double glazed door to side, range of wall and base units with worktop over, sink unit with mixer tap over, built in oven, built in hob with extractor hood over, space for fridge freezer.

**ENCLOSED WALKWAY** **9.75 m (32')**

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

**UTILTY ROOM/OFFICE** **3.47m x 2.35m (11'4 x 7'7)**

With space for washing machine, space for tumble dryer, worktop and wall units over.

**STORAGE SPACE** **3.60m x 2.23m (11'8 x 7'3)**

With up and over door to front, combination boiler, power and light.

**CONSERVATORY**

Of upvc double glazed construction, one double and one single door to garden, access doors to bedroom one and two, radiator x2.

**BEDROOM ONE** **3.38m x 2.77m (11'10 x 9'10)**

With upvc double glazed window and French doors to conservatory, fitted wardrobes, fitted overhead storage, fitted dressing table, radiator.

**BEDROOM TWO** **3.96m x 2.44m (13' x 8')**

With upvc double glazed patio doors to conservatory, radiator.

**SHOWER ROOM**

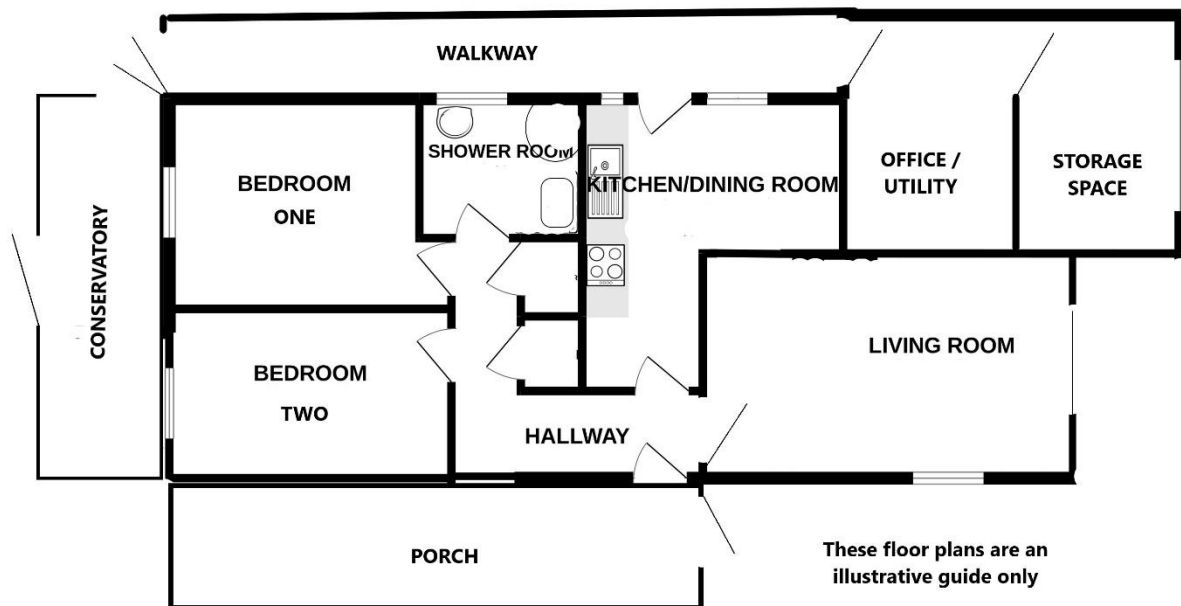
With upvc obscure double glazed window, shower cubicle with shower, vanity unit with inset wash hand basin, wc, heated towel rail.

## FRONT

Gated access to driveway providing off street parking for several vehicles, lawn area and shrub border.

## REAR

Fully enclosed garden mainly laid to lawn with borders, patio area, summerhouse with power and light, garden shed.



|  |   |                           |
|--|---|---------------------------|
| 5, Severnwood Gardens<br>Severn Beach<br>BRISTOL<br>BS35 4PX |   | Energy rating<br><b>E</b> |
| Valid until<br><b>2 June 2024</b>                            | Certificate number<br><b>2018-3072-7225-2534-8970</b> |                           |

Property type: Detached bungalow

Total floor area: 57 square metres

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 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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