

Severnside
Estate Agents



89 Beach Road, Severn Beach, Bristol, BS35 4PE

Offers over £300,000

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 semi-detached property situated in an envious position by the green with views over the Severn Estuary and the Severn Bridge. The property briefly comprises an entrance hallway, lounge, kitchen diner, downstairs cloakroom, conservatory, three bedrooms, dressing room and a family bathroom. With fully enclosed gardens to the rear of the property, a garage and off street parking to the front. Gas central heating and upvc double glazing further compliment this lovely home.

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:

HALLWAY

With stairs to first floor landing, radiator, doors to:

DOWNSTAIRS CLOAKROOM

With double glazed obscure window, vanity unit with inset wash hand basin, wc, radiator.

LOUNGE

4.25m x 3.79m (13'11 x 12'5)

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

KITCHEN/DINER

5.23m x 2.34m (17'2 x 7'8)

With upvc double glazed window to rear aspect, upvc double glazed doors to conservatory, range of wall and base units with worktop over, sink unit with mixer tap over, built in oven, built in hob, space for fridge freezer, space for washing machine, understairs storage cupboard, radiator.

CONSERVATORY

2.92m x 2.50m (9'7 x 8'2)

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

LANDING

With storage cupboard, access to loft, doors to:

BEDROOM ONE

3.32m x 2.90m (10'11 x 9'6)

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

BEDROOM TWO

2.78m x 6'8 (9'1 x 6'8)

With upvc double glazed window to rear aspect, doorway to dressing room (originally an en-suite) radiator.

DRESSING ROOM

With obscure upvc double glazed window.

BEDROOM THREE

2.48m x 2.44m (8'2 x 8')

With upvc double glazed window to rear aspect, radiator.

SHOWER ROOM

With upvc obscure double glazed window, double length shower cubicle with shower, vanity unit with inset wash hand basin, wc, radiator.

FRONT

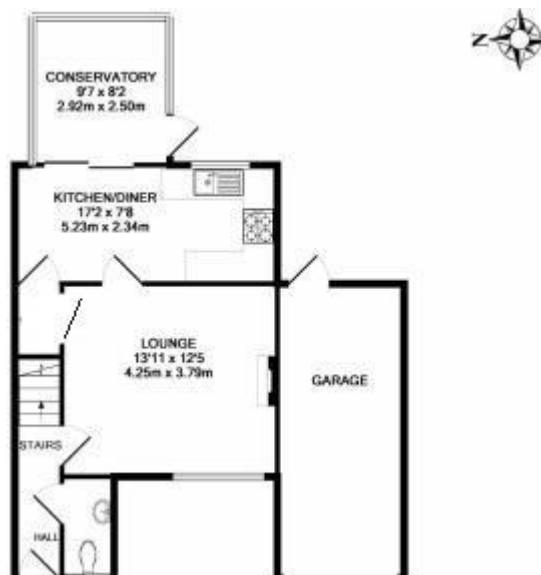
Laid to lawn with pathway to front door, off street parking for two vehicles, access to garage via up and over door.

REAR

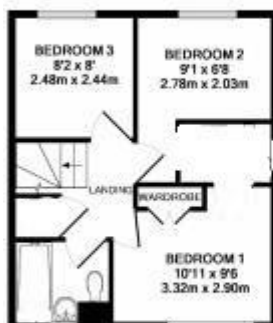
Fully enclosed garden laid out in sections with various patio and seating areas, garden shed, covered storage area, pedestrian access to garage.

GARAGE

With power and light.



GROUND FLOOR
APPROX. FLOOR
AREA 626 SQ.FT.
(58.2 SQ.M.)



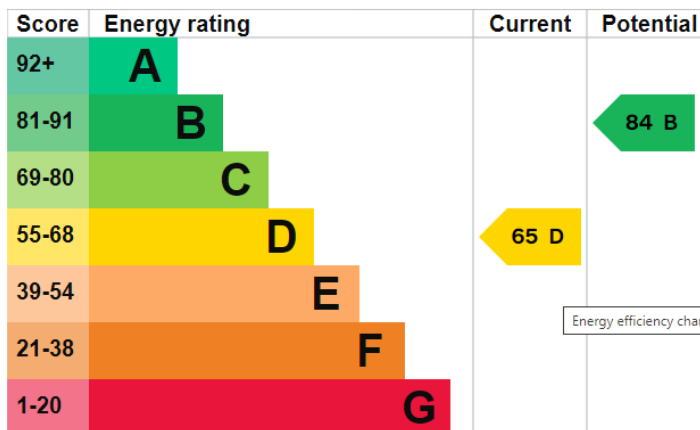
1ST FLOOR
APPROX. FLOOR
AREA 338 SQ.FT.
(31.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 965 SQ.FT. (89.7 SQ.M.)

89, Beach Road Severn Beach BRISTOL BS35 4PE		Energy rating <h1>D</h1>
Valid until 7 January 2028	Certificate number 8818-7729-5330-5518-1906	

Property type Semi-detached house

Total floor area 69 square metres



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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