

*Severnside*  
*Estate Agents*



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

**£320,000**

**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 with NO CHAIN this spacious detached bungalow set within a good sized plot and tucked away at the end of a desirable cul-de-sac location. The property briefly comprises a hallway, kitchen diner, lounge, three bedrooms and shower room. With a side porch and a lean to conservatory running down one side of the property giving access to a utility room with a door to the garden. Enclosed gardens can be found to the rear of the property with an additional side area giving access to the front. Further benefits include gas central heating, upvc double glazing and a large driveway to the front of the bungalow providing off street parking for several vehicles.

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 upvc double glazed entrance doors into:

## **LEAN TO CONSERVATORY**

Giving access to Utility and Kitchen/Diner.

## **KITCHEN/DINER** **4.10m x 4m (13'5 x 13'1)**

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

## **HALLWAY**

With upvc double glazed patio doors to side porch, cupboard x2 housing combination boiler, doors to:

## **LOUNGE** **5.24m x 2.98m (17'2 x 7'9)**

With upvc double glazed window to front aspect, feature fire, radiator.

## **BEDROOM ONE** **4.12m x 2.72m (13'6 x 8'11)**

With upvc double glazed window to rear aspect, range of built in wardrobes, dressing table, bedside drawers, radiator.

## **BEDROOM TWO** **2.94m x 2.46m (9'8 x 8'1)**

With upvc double glazed window to side aspect, radiator.

## **BEDROOM THREE** **3.14m x 2.36m (10'4 x 7'9)**

With upvc double glazed window to rear aspect, radiator.

## **SHOWER ROOM**

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

## **UTILTY ROOM** **5.16m x 2.40m (16'11 x 7'11)**

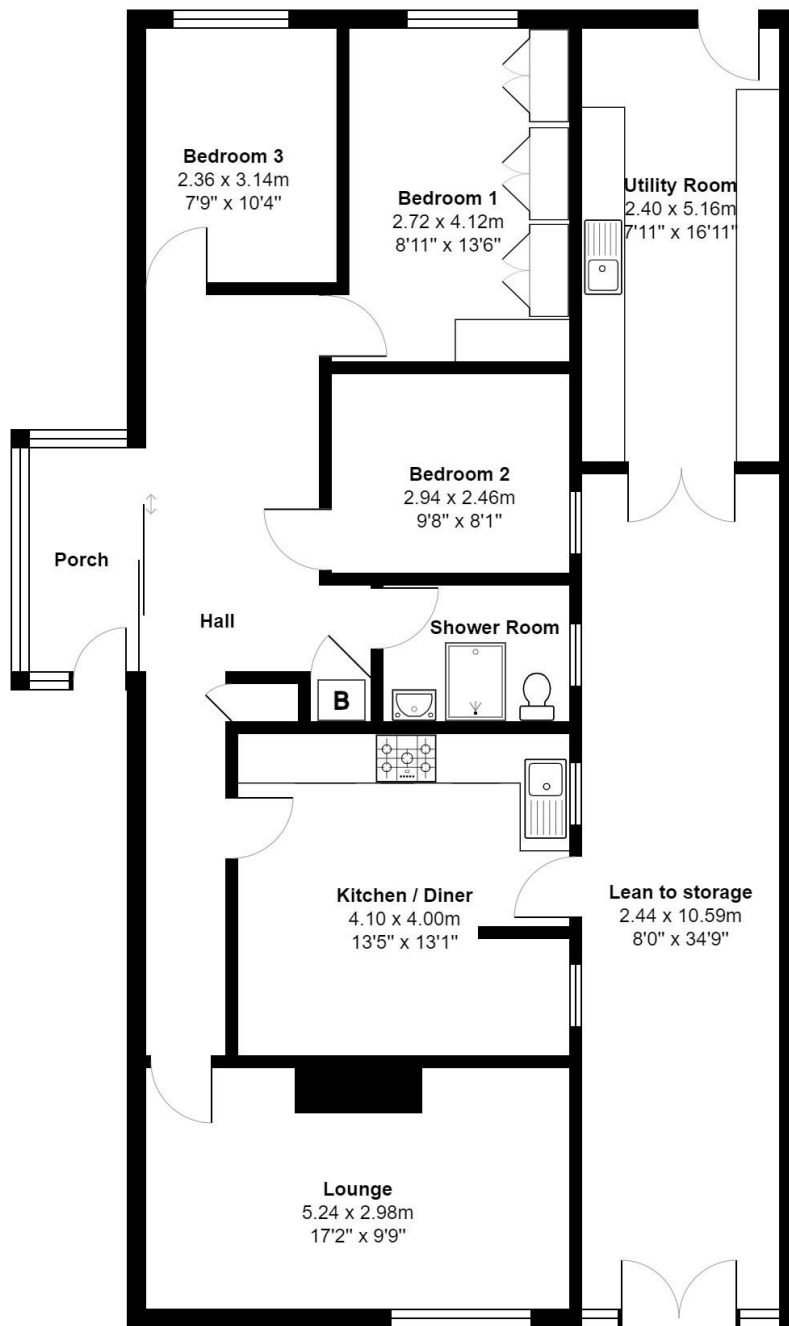
With range of wall and base units with worktops over, sink unit, upvc double glazed door to rear garden.

## **FRONT**

Access to driveway via double gates, off street parking for several vehicles, gated side access to rear garden.

## **REAR**

Enclosed garden with patio, gravel and planting beds.



Area: 128.3 m<sup>2</sup> ... 1381 ft<sup>2</sup>

29 Severnwood Gardens  
Severn Beach  
BRISTOL  
BS35 4PX

**Energy rating**  
**D**

Valid until  
**5 December 2033**

Certificate number  
**2000-6252-1070-9095-6001**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property type: Detached bungalow  
Total floor area: 83 square metres



**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.