

Severnside
Estate Agents



136 Beach Road, Severn Beach, BS35 4PQ

£300,000

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

Telephone: 01454 633611 Email: 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 extended family home which now offers spacious living accommodation for couples and families alike. The property briefly comprises an entrance porch, hallway, kitchen, lounge, dining room, utility room, downstairs cloakroom, three bedrooms and a family bathroom. The property further benefits from gas central heating, upvc double glazing, driveway providing off street parking with access to an integral garage and a fully enclosed garden to the rear. Views from the back towards the Severn Estuary further complement 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 PORCH**3'6 x 3'6 (1.1m x 1.1m)**

Via entrance door and leading to:

HALLWAY / KITCHEN**11'7 x 7'9 (3.57m x 2.4m)**

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 electric oven and gas hob and extractor fan over, space for fridge, tiled floor, radiator.

LOUNGE**16'7 x 11'7 (5.08m x 3.58m)**

Stairs to first floor, radiator, arch to:

DINING ROOM/SECOND RECEPTION**10' x 7'7 (3.06m x 2.36m)**

With upvc double glazed doors to rear garden, roof windows x2, radiator, door to:

UTILITY ROOM**8'1 x 4'9 min (2.48m x 1.48m min)**

With upvc double glazed door to garden, recessed area for washing machine, single drainer sink unit with cupboard over and under, doors to:

DOWNSTAIRS CLOAKROOM

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

LANDING

With access to loft with power and light via loft ladder, doors to:

BEDROOM ONE**13'3 x 8'3 (4.04m x 2.53m)**

With upvc double glazed window to rear aspect with views over the Severn Estuary, built in cupboard, radiator.

BEDROOM TWO**14'1 x 7'6 (4.30m x 2.32m)**

With upvc double glazed window, radiator.

BEDROOM THREE**7'3 x 5'11 (2.20m x 1.80m)**

With upvc double glazed window, radiator.

BATHROOM**8'7 x 4'9 (2.64m x 1.49m)**

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

FRONT

Driveway providing off street parking for two vehicles, access to integral garage.

GARAGE**19'4 x 6'9 (5.9m x 6.9m)**

With roller door, Worcester combination boiler.

REAR

Fully enclosed garden with lawn and patio areas, shrub borders.

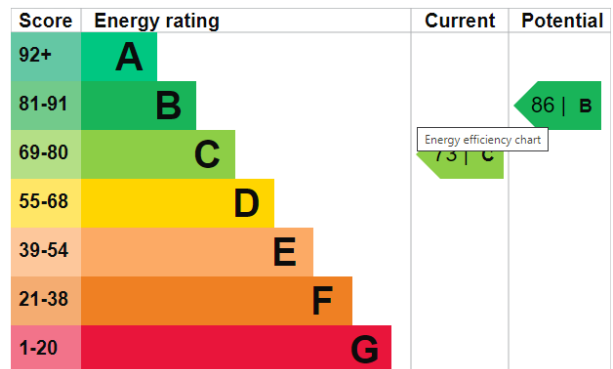


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Floorplans not drawn to scale and are for illustrative purposes only. Made with Metropix ©2015

136, Beach Road Severn Beach BRISTOL BS35 4PQ		Energy rating C
Valid until 11 February 2025	Certificate number 8625-6622-7850-8912-5992	

Property type Semi-detached house
Total floor area 78 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.