

Severnside
Estate Agents



18 Riverside Park, Severn Beach BS35 4PN

£280,000

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 home which is ideal for families, first time buyers or investors looking for a property in an area offering superb rental potential. The property briefly comprises entrance porch, lounge diner, kitchen, three bedrooms and a family bathroom. Further benefits to this home include a utility area to the rear of the garage, gardens to the front and rear, driveway providing off street parking and access to garage, upvc double glazing and electric heating.

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:

PORCH

Door to:

LOUNGE DINER

7.40m x 4.44m (24'3 x 14'7)

With upvc double glazed window to front aspect, upvc double glazed French doors to rear garden, stairs to first floor, heater x2.

KITCHEN

2.75m x 2.23m (9' x 7'4)

With upvc double glazed window to rear aspect, range of modern wall and base units with worktop over, sink unit with mixer tap over, built in cooker with extractor hood over, space for fridge freezer, space for dishwasher/washing machine.

UTILITY AREA

Situated at the back of the garage and accessed from the rear, space for washing machine, space for tumble dryer.

LANDING

Access to loft, airing cupboard, doors to:

BEDROOM ONE

3.70m x 2.25m (12'2 x 7'5)

With upvc double glazed window to rear aspect, heater.

BEDROOM TWO

3.50m x 2.25m (11'6 x 7'5)

With upvc double glazed window to front aspect, heater.

BEDROOM THREE

2.74m x 2.10m (9' x 6'11)

With upvc double glazed window to rear aspect, built in overstairs cupboard, heater.

BATHROOM

With upvc obscure double glazed window, bath with electric shower over, pedestal wash hand basin, wc.

FRONT

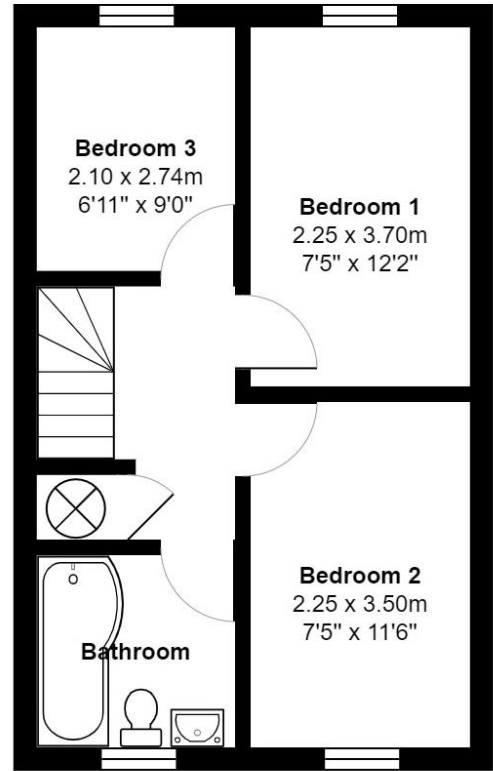
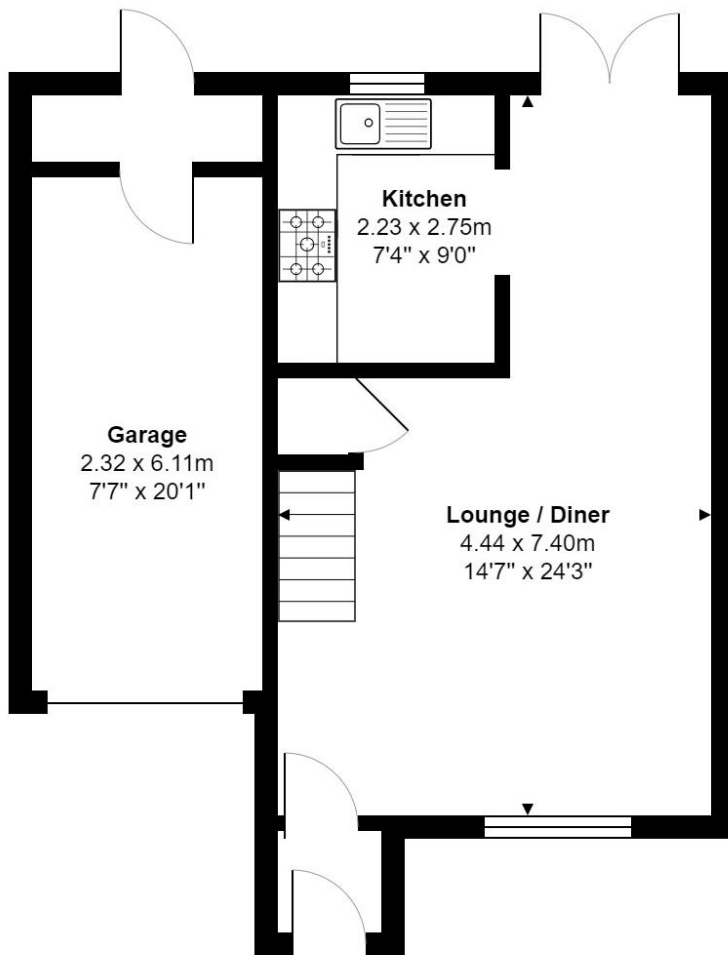
Laid to lawn, driveway providing off street parking and access to the garage.

REAR

Fully enclosed garden mainly laid to lawn with decking area.

GARAGE

With up and over door, power and light, pedestrian door to the rear leading to utility area with door to rear garden.



18 Riverside Park
Severn Beach
BRISTOL
BS35 4PN

Energy rating
D

Valid until
24 January 2034

Certificate number
5634-9129-4300-0825-4226

Property type	Semi-detached house
Total floor area	66 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	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.