

*Severnside*  
*Estate Agents*



**10 Redwick Road, Pilning, BS35 4LQ**

**Offers over £285,000**

**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 situated in the popular village of Pilning. With generous living accommodation to the ground floor including an entrance porch, lounge diner, and hallway leading through to the kitchen. To the first floor there are three bedrooms and a modern family bathroom. With the further benefits of upvc double glazing, gas central heating, fully enclosed rear and front gardens plus a driveway and garage.

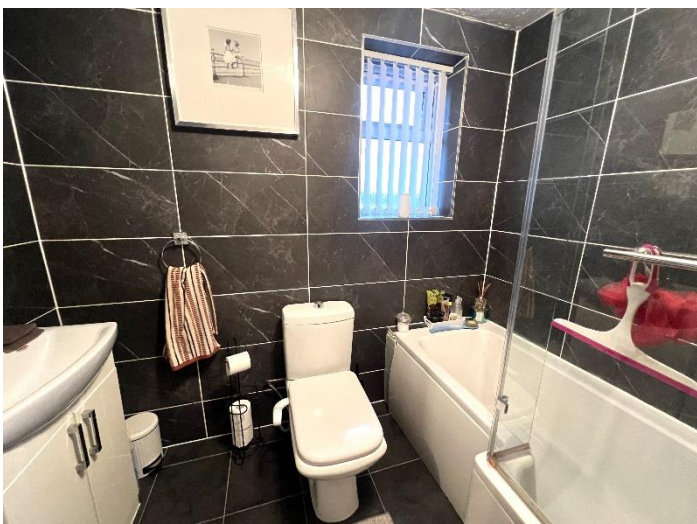
Pilning has all the benefits of a small village but also benefits from its close proximity to The Mall at Cribbs Causeway; the premier shopping destination in the South West. Offering a wide range of shops, restaurants and supermarkets plus a cinema, bowling alley, fitness gym and retail parks which 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.

Nearby Severn Beach sits on a coastline which is a 'Site of Special Scientific Interest'. With open aspects and beautiful walks along the Severn Estuary this area is a perfect spot for walkers and dog owners alike.

With local public transport into Bristol via bus links or from the train station situated in Severn Beach. The close proximity of the M4/M5 interchange also makes it an ideal location for commuters.

Pilning 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 with door to:

## **LOUNGE** **17' x 13'6 (5.18m x 4.12m)**

With upvc double glazed window to front aspect, feature fireplace, radiator, door to hallway, square arch to.

## **DINER** **3.70m x 3.12m (12'2 x 10'3)**

With upvc double glazed patio doors to garden, radiator, door to:

## **HALLWAY**

With stairs to first floor, radiator, door to:

## **KITCHEN** **2.58m x 1.90m (8'6 x 6'3)**

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

## **LANDING**

With doors to:

## **BEDROOM ONE** **4.45m x 3.17m (14'7 x 10'5)**

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

## **BEDROOM TWO** **3.03m x 1.84m (9'11 x 6')**

With upvc double glazed window to rear aspect.

## **BEDROOM THREE** **3.29m x 3.17m (10'10 x 10'5)**

With upvc double glazed window to front aspect, radiator.

## **BATHROOM** **2.44m x 2.02m (8' x 6'8)**

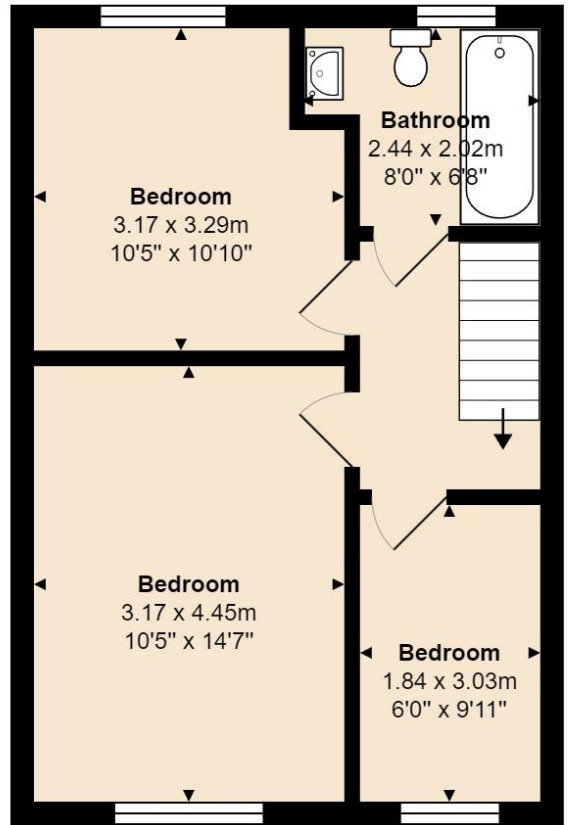
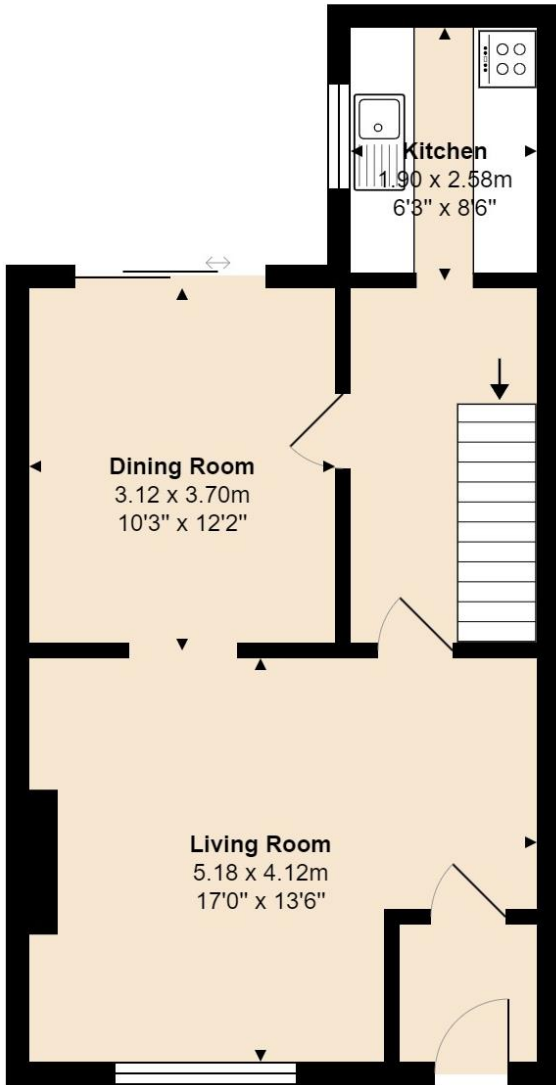
With upvc obscure double glazed window, bath with shower and shower screen, vanity unit with inset wash hand basin, wc, heated towel rail.

## **FRONT**

Driveway providing off street parking for several vehicles, access to garage, access to front garden which is mainly laid to lawn with flower borders, pathway to front door and side access to rear garden.

## **REAR**

Fully enclosed garden laid to patio with seating and planting areas.



10 Redwick Road  
Pilning  
BRISTOL  
BS35 4LQ

Energy rating  
**C**

Valid until  
**21 February 2034**

Certificate number  
**2034-8822-3300-0642-4226**

**Property type** Semi-detached house

**Total floor area** 86 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	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.