

Sevenside
Estate Agents



4 Severnwood Gardens, Severn Beach, BS35 4PX

£295,000

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Viewing by arrangement with Sevenside Estate Agents Ltd

Sevenside Estate Agents are pleased to offer for sale with NO CHAIN this detached bungalow situated in a popular cul de sac location within Severn Beach. The property briefly comprises an entrance hallway, extended lounge, kitchen diner, covered lobby, two double bedrooms and a family bathroom. With a south facing garden to the rear with gated access to the front. The driveway provides off street parking and access to the carport with an additional garden area to the front of the property.

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 door to:

HALLWAY

With upvc double glazed window to side aspect, two storage cupboards one housing the combination boiler, radiator, doors to:

LOUNGE

6.52m x 3.22m (21'5 x 10'7)

With upvc double glazed windows to front and side aspects, radiator x2.

KITCHEN/DINER

4.44m x 3.70m (14'7 x 12'2)

With upvc double glazed windows and door to side, range of wall and base units with worktop over, sink unit with mixer tap over, space for cooker with extractor hood over, space for fridge freezer, space for washing machine, radiator.

LOBBY

Covered with doors to garden and carport.

BEDROOM ONE

3.62m x 3.02m (11'11 x 9'11)

With upvc double glazed window to rear aspect, radiator.

BEDROOM TWO

3.92m x 2.46m (12'10 x 8'1)

With upvc double glazed window to rear aspect, radiator.

BATHROOM

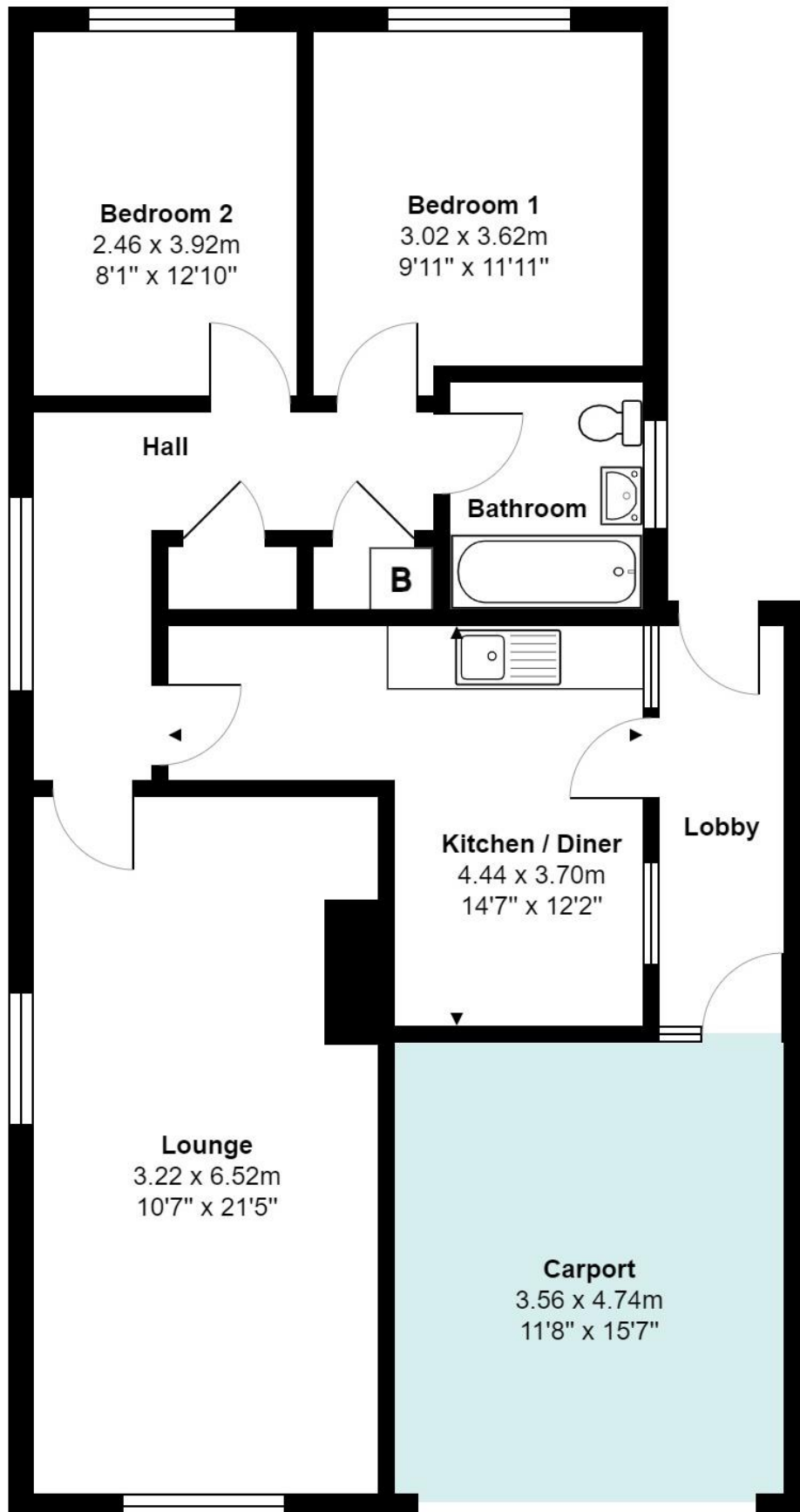
With upvc obscure double glazed window, bath with shower over, pedestal wash hand basin, wc, radiator.

FRONT

Laid to lawn with driveway providing off street parking and access to carport, gated side access to rear garden.

REAR

Fully enclosed garden mainly laid to lawn with shrub and flower borders, gravel area and additional plot with shed at the bottom of the garden.





4 Severnwood Gardens Severn Beach BRISTOL BS35 4PX		Energy rating D
Valid until 5 February 2034	Certificate number 3020-0020-0540-5001-0463	

Property type	Detached bungalow
Total floor area	68 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 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.

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