

*Sevenside*  
*Estate Agents*



**41 Marsh Common Road, Pilning, BS35 4JY**

**£300,000**

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

**Telephone: 01454 633611 Email: [contact@sevensideestateagents.co.uk](mailto:contact@sevensideestateagents.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, a substantial family home with views of open fields to the front and rear. This extended semi-detached house was built in 1906 and offers great scope for modernisation, with the size of the plot offering the potential for further extensions (subject to relevant planning permissions).

The accommodation comprises an entrance hall, lounge, dining room, kitchen, inner hallway leading to the family bathroom and three generous bedrooms to the first floor. With the further benefits of upvc double glazing and oil fired central heating.

To the outside of the property there is an enclosed front garden and approximately 200ft of rear garden that back onto open fields. With various sheds, greenhouses, an allotment area, a lawned area and an orchard. A driveway running down the side of the property provides off street parking for several vehicles and gives access to the garage.

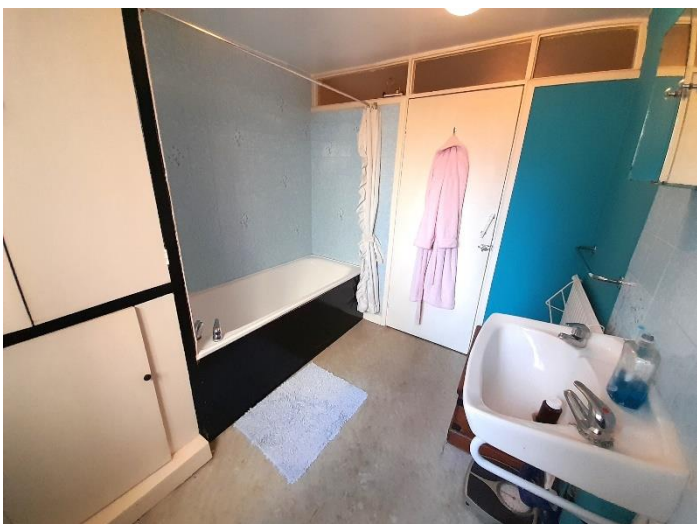
Pilning has all the benefits of a small village but also benefits from its close proximity to The Mall at Cribbs Causeway; the premier shopping destination in the South West. Offering a wide range of shops, restaurants and supermarkets plus a cinema, bowling alley, fitness gym and retail parks which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

## **HALLWAY**

With stairs leading to first floor, doors to:

## **LOUNGE**

**4.82m x 3.62m (15'10 x 11'11)**

With upvc double glazed window to front aspect, feature fireplace, radiator x2.

## **DINING ROOM**

**3.58m x 2.22m (11'9 x 7'3)**

With upvc double glazed window to side aspect, radiator.

## **KITCHEN**

**2.82m x .16m (9'3 x 7'1)**

With upvc double glazed windows to side and rear aspects, upvc double glazed door to garden, range of wall and base units with worktop over, sink unit, space for cooker, space for fridge, space for freezer, space for washing machine.

## **INNER HALLWAY**

With storage cupboard, radiator, door to:

## **BATHROOM**

With upvc obscure double glazed window, bath, wash hand basin, wc, radiator.

## **LANDING**

With doors to:

## **BEDROOM ONE**

**4.82m x 3.62m (15'10 x 11'11)**

With two upvc double glazed windows to front aspect, storage cupboard, radiator.

## **BEDROOM TWO**

**3.58m x 2.34m (11'9 x 7'8)**

With upvc double glazed window to rear aspect, radiator.

## **BEDROOM THREE**

**2.66m x 2.32m (8'9 x 7'7)**

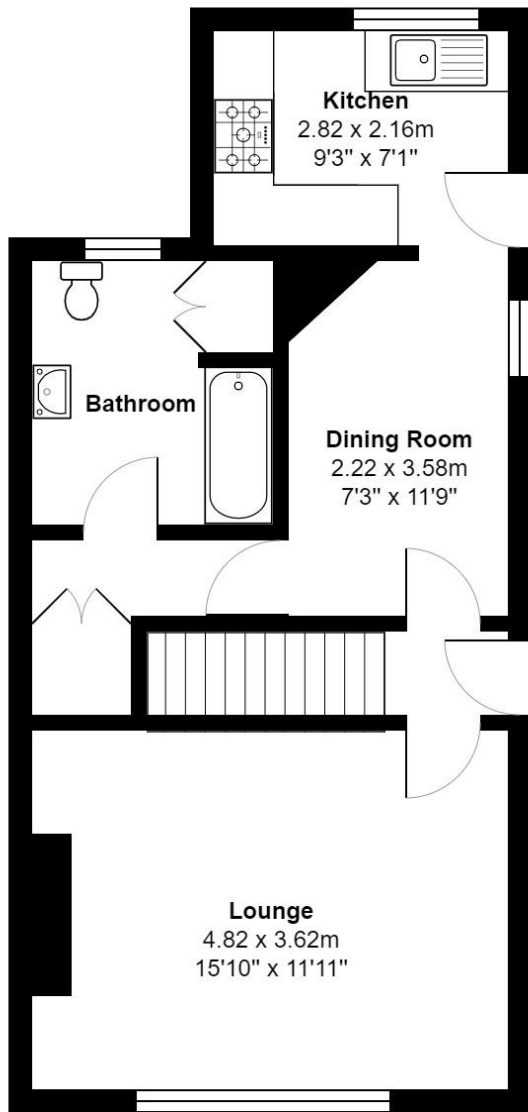
With upvc double glazed window to front, radiator.

## **FRONT**

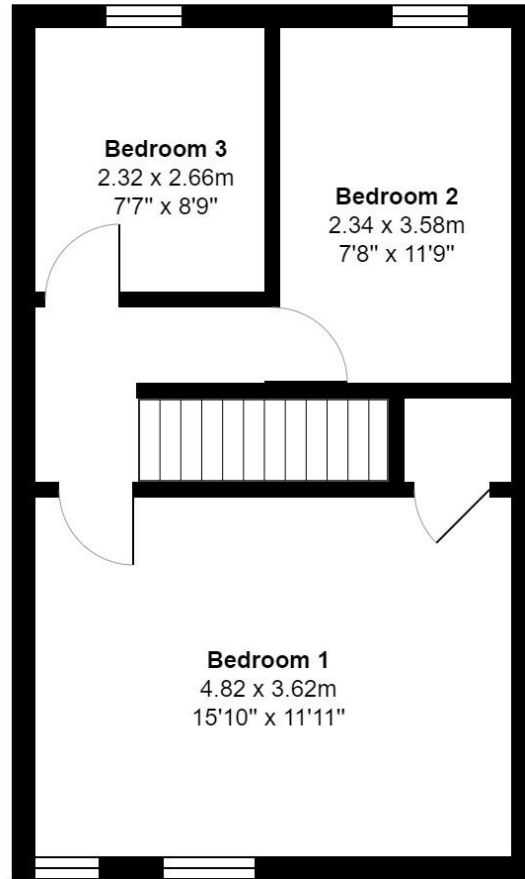
Enclosed and mainly laid to lawn with shrub borders, double gates to driveway providing off street parking for several vehicle and providing access to the garage.

## **REAR**

Approximately 200ft of garden that back onto open fields. With various sheds, greenhouses, an allotment area, a lawned area and an orchard.



Area: 47.2 m<sup>2</sup> ... 508 ft<sup>2</sup>



Area: 40.3 m<sup>2</sup> ... 434 ft<sup>2</sup>

41 Marsh Common Road  
Pilning  
BRISTOL  
BS35 4JY

Energy rating  
**F**

Valid until  
**6 March 2034**

Certificate number  
**3605-2054-0002-0507-0502**

Property type Semi-detached house

Total floor area 87 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	37 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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