

Severnside
Estate Agents



120 Beach Road, Severn Beach BS35 4PQ

Offers in the region of £237,500

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

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Viewing by arrangement with Sevenside Estate Agents Ltd

Our vendors are keen to complete a timely sale due to relocating and as such this beautiful house with views of the River Severn is now offered at a fantastic price. We expect to receive lots of enquiries on this property so get in touch today to secure your viewing.

Sevenside Estate Agents are pleased to offer for sale this well presented two bedroom home. Situated in a lovely spot, tucked away, whilst still enjoying the benefits of being in the heart of the village and close to the lovely walks that can be found in the area. An ideal home for families, first time buyers or investors looking for a property in an area offering superb rental potential. The living accommodation briefly comprises an entrance porch, kitchen, lounge diner, two double bedrooms and a family bathroom. With the further benefits of upvc double glazing, gas central heating, front garden, a fully enclosed rear garden with gated access to allocated parking for two vehicles to the rear 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 composite entrance door into:

ENTRANCE PORCH

With door to:

KITCHEN

3.62m x 2.30m (11'11 x 7'7)

With upvc double glazed window to front aspect, range of wall and base units with worktop over, sink unit, space for cooker with extractor hood over, space for fridge freezer, space for washing machine, space for dishwasher, radiator.

LOUNGE/DINER

5.12m x 3.62m (16'10 x 11'11)

With upvc double glazed patio doors to rear garden, stairs to first floor, radiator.

LANDING

Access to loft space which is part boarded with light, radiator, doors to:

BEDROOM ONE

3.90m x 2.56m (12'9 x 8'5)

With upvc double glazed window to rear aspect, storage area, radiator.

BEDROOM TWO

3.66m x 2.00m (12' x 6'7)

With upvc double glazed window to front aspect, radiator.

BATHROOM

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

FRONT

Mainly laid to lawn with pathway to front door.

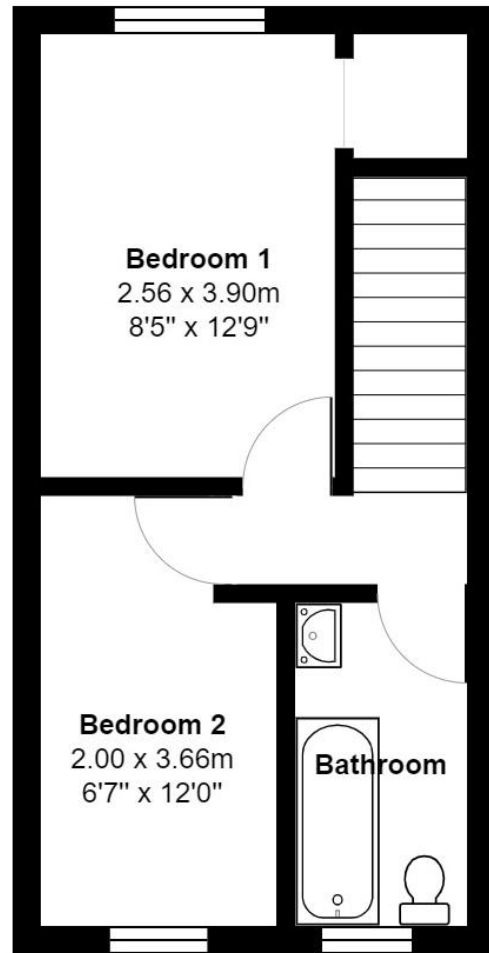
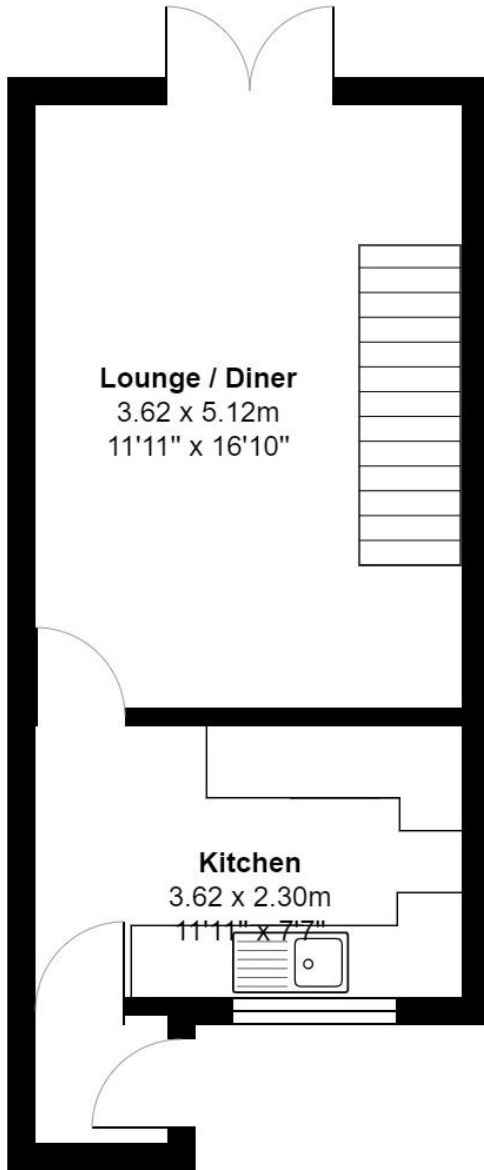
REAR

Fully enclosed garden mainly laid to lawn with patio areas, rear access gate to parking area.

PARKING

Two allocated off street parking spaces at rear of the property.





120 Beach Road
Severn Beach
BRISTOL
BS35 4PQ

Energy rating
C

Valid until
24 March 2034

Certificate number
2534-2327-4300-0355-6222

Property type: Mid-terrace house
Total floor area: 55 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 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



- These details are intended for guidance and to assist you in deciding whether to view the property.
- Appliances, equipment and services have not been tested by Severnside Estate Agents Ltd. Measurements are not guaranteed.
- These particulars are provided on the understanding that all negotiations will be done through Severnside Estate Agents Ltd.