

Severnside
Estate Agents



64 Redwick Road, Pilning, BS35 4LU

£425,000

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Viewing by arrangement with Sevenside Estate Agents Ltd

Sevenside Estate Agents are pleased to offer for sale this beautifully presented semi-detached cottage dating back to the early 1800's. Number 64, Zion House forms part of the New Passage Heritage Trail.

The property offers spacious and versatile accommodation comprising an entrance hallway leading to large open reception hall giving access to the downstairs accommodation. With two large reception rooms, both benefitting from stone fireplaces; one containing a working log burner. There is a further reception which could be used as a study or playroom with access to the cellar below (currently unused). The kitchen breakfast room also has a pantry and gives access to the downstairs cloakroom. To the first floor there are three double bedrooms and a large family bathroom. Further benefits to this unique property include upvc double glazing, gas central heating via a combination boiler and a well maintained and fully enclosed garden. Also with a parking space and access to a detached 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:

HALLWAY

Radiator, with doors to:

DINING ROOM **3.76m x 3.6m (12'4 x 11'10)**

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

STUDY/PLAYROOM **3.76m x 2.38m (12'4 x 7'10)**

With upvc double glazed window to side aspect, radiator. Access to cellar below (currently unused).

INNER HALLWAY **3.88m x 3.40m (12'9 x 11'2)**

With stairs to first floor, radiator.

LOUNGE **3.90m x 3.68m (12'10 x 12'1)**

With upvc double glazed window to front aspect, open fireplace with log burner, radiator.

KITCHEN/BREAKFAST ROOM **4.44m x 2.42m (14'7 x 7'11)**

With upvc double glazed window to front and side aspects, range of wall and base units with worktop over, sink unit with mixer tap over, built in oven with hob and extractor hood over, space for fridge freezer, space for washing machine, door to pantry, radiator.

DOWNSTAIRS CLOAKROOM

With double glazed obscure window, wash hand basin, wc.

LANDING

With doors to:

BEDROOM ONE **3.88m x 3.60m (12'9 x 11'10)**

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

BEDROOM TWO **3.78m x 3.60m (12'5 x 11'10)**

With upvc double glazed window to front aspect, radiator.

BEDROOM THREE **3.78m x 3.68m (12'5 x 12'1)**

With upvc double glazed window to side aspect, built in cupboards and dressing table, radiator.

BATHROOM

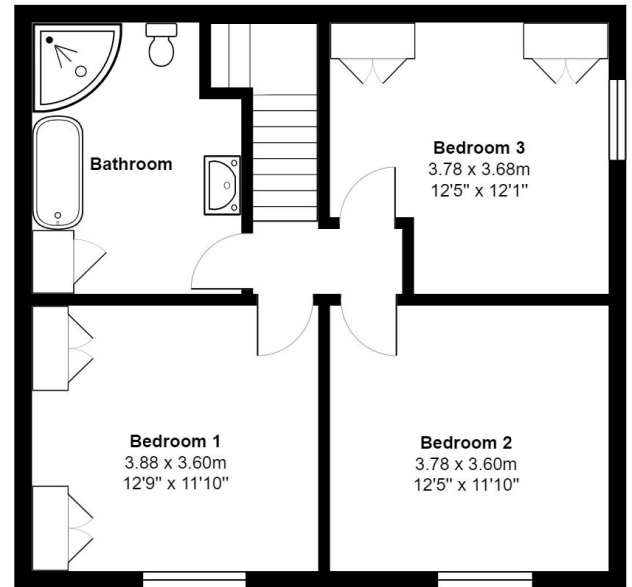
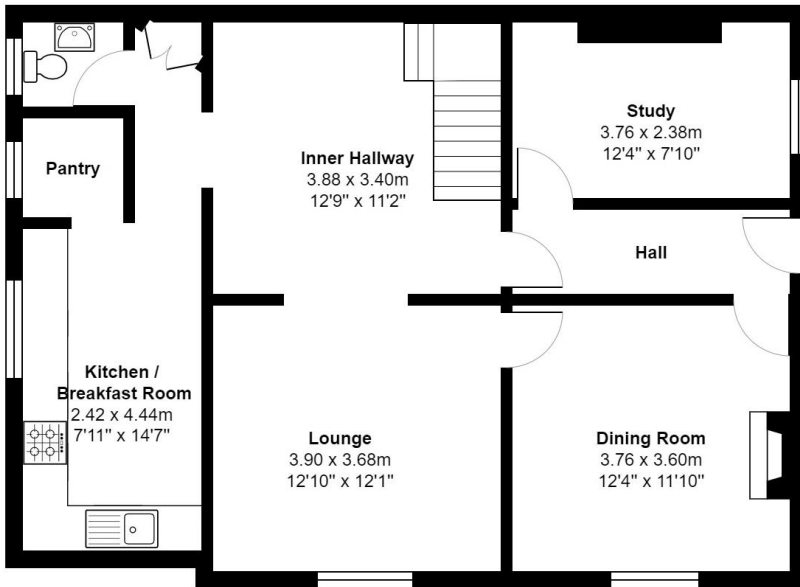
With upvc obscure double glazed window, free standing roll top bath, shower cubicle with shower, vanity units with inset wash hand basin, wc, cupboard housing combination boiler, heated towel rail.

FRONT

Walled front garden with rose beds, gated access to garden and gated driveway giving access to garage and parking.

SIDE

Fully enclosed and well maintained the garden is mainly laid to lawn with flower and shrub borders, patio area. Gated access to driveway.





64 Redwick Road Pilning BRISTOL BS35 4LU		Energy rating D
Valid until 29 May 2034	Certificate number 7800-6505-0022-2370-3543	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Property type	Semi-detached house
Total floor area	132 square metres



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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