

Severnside
Estate Agents



Flat 4, 24 Redwick Road, Pilning, BS35 4LQ

£180,000

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

Telephone: 01454 633611 Email: contact@severnsideestateagents.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 this first floor flat located within the Old Vicarage. In a great location with spacious living accommodation plus the addition of an enclosed garden, garage and gas central heating. The flat briefly comprises a lounge, kitchen, shower room and double bedroom. All rooms benefit from generous room sizes and high ceilings. With a long lease of over 950 years viewings are strongly advised to fully appreciate the size and benefits this property has to offer.

Pilning has all the benefits of a small village but with 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 'Bristol Zoo 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. A village hall running various clubs and a doctors surgery with pharmacy facilities.



COMMUNAL ENTRANCE

Via entrance door into hallway with stairs to first floor accommodation.

ENTRANCE HALLWAY

Via entrance door, doors to:

LOUNGE

5.15m x 4.84m (16'11 x 15'11)

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

KITCHEN

3.62m x 3m (11'11 x 9'10)

Upvc double glazed windows to rear aspect, range of wall and base units with worktop over, single drainer sink unit with mixer tap over, integral oven with hob and extractor fan over, space for fridge freezer, space for washing machine, space for tumble dryer, radiator.

BEDROOM ONE

4.20m x 3.62m (13'9 x 11'11)

With upvc double glazed to side aspect, radiator.

SHOWER ROOM

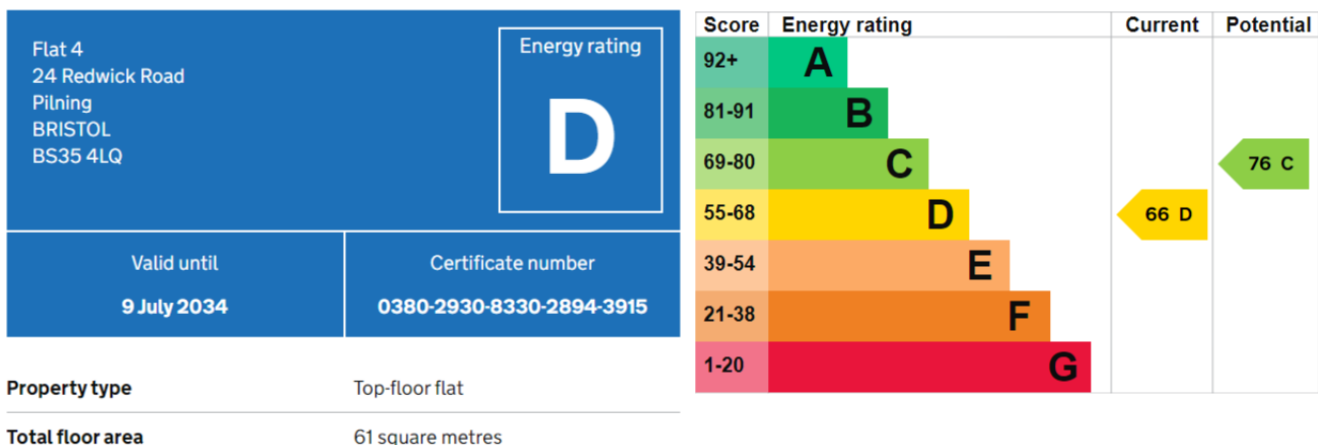
With upvc double glazed obscure window, shower cubicle, vanity unity with inset wash hand basin, wc, radiator.

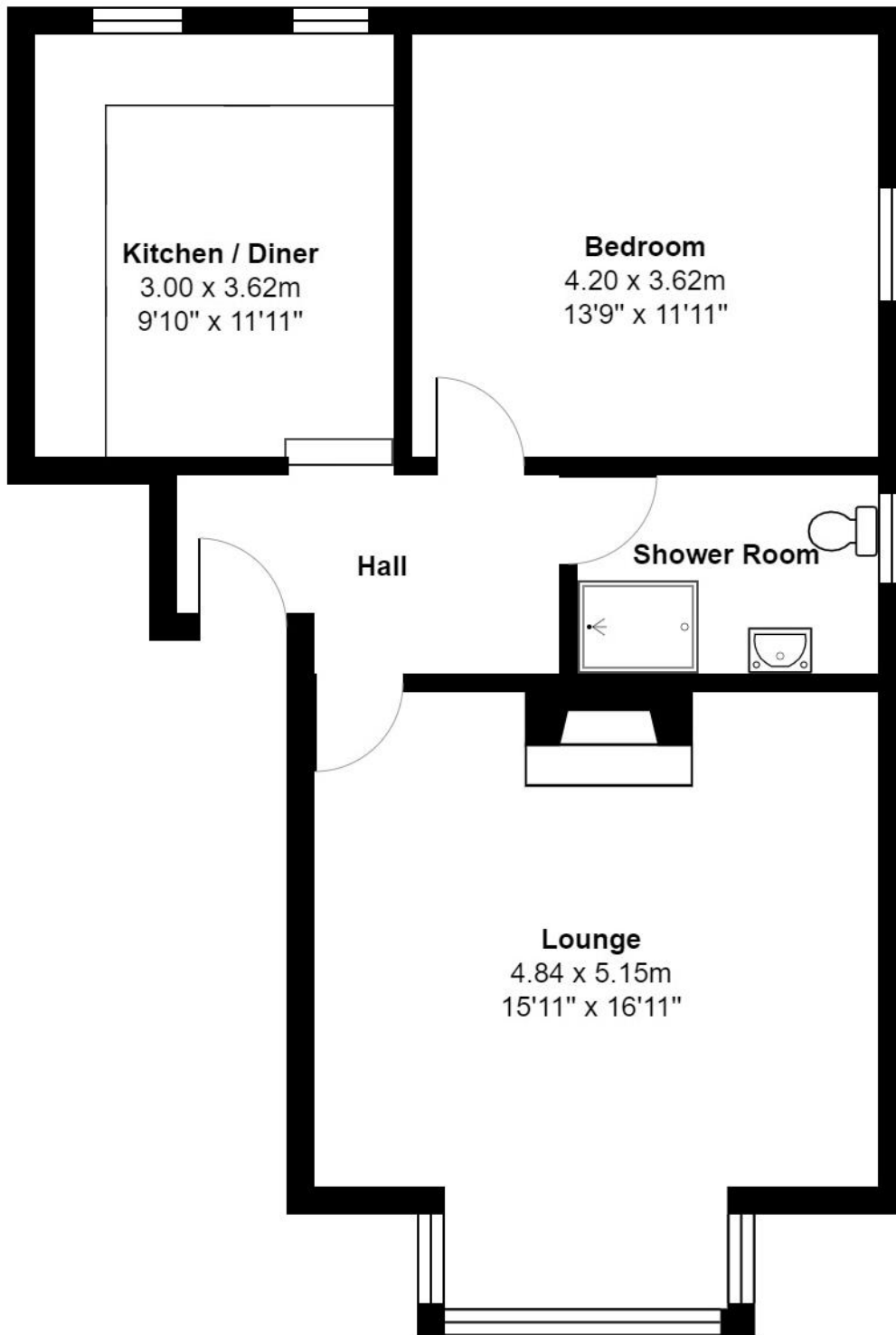
GARDEN

With slate and gravelled areas.

GARAGE

With up and over door.





Area: 60.6 m² ... 653 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



TENURE: The vendor has advised us that the property is leasehold with a £140 per month management fee. 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.

