

Sevenside
Estate Agents



9 Blands Row, New Passage Road, BS35 4NF

£335,000

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

Telephone: 01454 633611 Email: 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 Severnside Estate Agents Ltd

Severnside Estate Agents are pleased to offer for sale this character cottage with the added bonus of a self-contained annexe. Located in sought after New Passage the cottages were built originally for the ferrymen and later used as accommodation for railway staff from the 1860's.

The main part of the house consists of a lounge, dining room, kitchen, utility and two double bedrooms. With an additional lounge, kitchen, double bedroom and shower room within the annexe. Situated at the end of the rank of cottages and at the bottom of the lane with a driveway which provides parking for multiple vehicles and gives access to a detached double garage. With corner plot gardens consisting of a lawned area, fruit trees and vegetable plots.

The annexe could easily accommodate a family member, potentially provide a financial income if used for rental purposes or could be converted into one large single property subject to relevant permissions.

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 '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.



ENTRANCE

Via entrance door to:

UTILITY ROOM **2.89m x 1.69m (9'6 x 5'7)**

With range of wall and base units, space for washing machine, space for fridge, space for freezer, window to dining room, door to:

KITCHEN **2.72m x 2.01m (8'11 x 6'7)**

With range of wall and base units with worktop over, sink unit with mixer tap over, space for cooker, door to storage cupboard.

DINING ROOM **3m x 2.96m (9'10 x 9'8)**

With access door to stairs to first floor.

LOUNGE **3.99m x 3.12m (13'1 x 10'3)**

With double glazed window and door to front porch that leads to garden via a shared pathway, feature fireplace with fire.

UPSTAIRS

BEDROOM ONE **4.01m x 3.20m (13'2 x 10'6)**

With double glazed window.

BEDROOM TWO **3.02m x 3.01m (9'11 x 9'10)**

With double glazed window, door to:

BATHROOM

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

ANNEXE ENTRANCE

Via entrance door to:

ANNEXE KITCHEN **2.68m x 2.55m (8'10 x 8'5)**

With double glazed window, range of wall and base units with worktop over, sink unit with mixer tap over, space for cooker, space for fridge, door to:

ANNEXE LOUNGE **4.20m x 3.95m (13'9 x 13')**

With double glazed window, feature fireplace with fire, doors to:

ANNEXE BEDROOM **4.20m x 2.41m (13'9 x 7'11)**

With double glazed window.

ANNEXE SHOWER ROOM

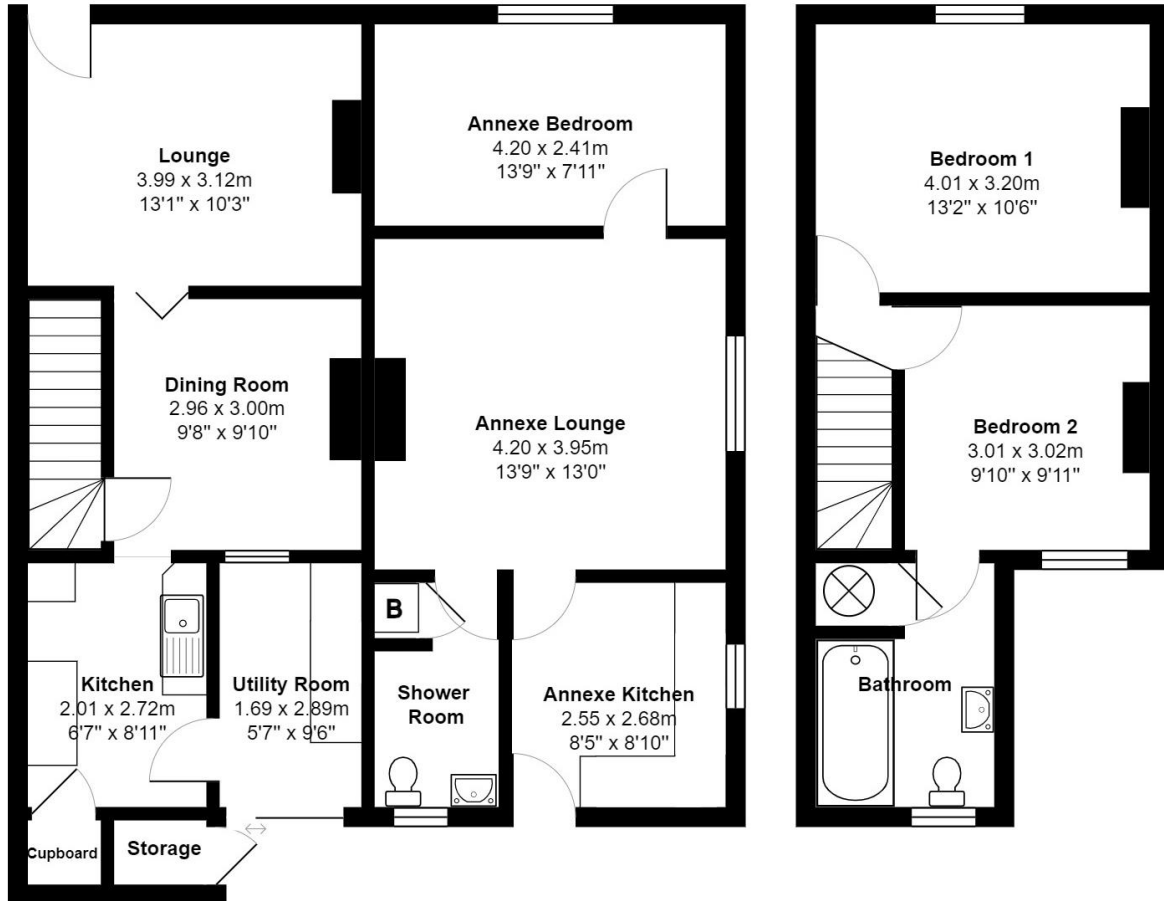
With obscure double glazed window, shower cubicle with shower, vanity unit with inset wash hand basin, wc, towel rail.

REAR

Driveway providing off street parking for multiple vehicles, access to detached double garage with electric door, power and light. Access is from a shared lane from New Passage Road.

GARDEN

Laid to lawn with selection of well matured shrubs and flower borders, garden shed, vegetable plot and patio area.



9 Blands Row Pilning BRISTOL BS35 4NF		Energy rating E	
Valid until 6 July 2034	Certificate number 1734-8623-7300-0975-9206		

9a Blands Row Pilning BRISTOL BS35 4NF		Energy rating E	
Valid until 6 July 2034	Certificate number 0360-2595-5330-2604-0965		

Property type Mid-terrace house

Total floor area 67 square metres

Property type End-terrace bungalow

Total floor area 39 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.

SS307

