

Severnside
Estate Agents



69 Beach Road, Severn Beach, BS35 4PE

£250,000

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 three bedroom terraced home situated on a popular road with views of an open green to the front and across to the Severn Estuary and Bridge. The property briefly comprises an entrance porch, hallway, lounge, extended kitchen diner, three bedrooms and a family bathroom. With the further benefits of upvc double glazing, fully enclosed rear garden and a driveway providing parking to the front 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 'Bristol Zoo 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 PORCH

Via entrance door to:

HALLWAY

With stairs to first floor, door to:

LOUNGE

4.2m x 3.4m (13'9 x 11'2)

With upvc double glazed window to front aspect, fireplace with log burner, door to:

KITCHEN/DINER

4.4m x 2.5m (14'6 x 8'1) + 2m x 1.8m (6'7 x 6')

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

LANDING

With access to loft, doors to:

BEDROOM ONE

3.7m x 2.5m (12'3 x 8'2)

With upvc double glazed window to front aspect, storage cupboard.

BEDROOM TWO

3m x 2.4m (10' x 8')

With upvc double glazed window to rear aspect.

BEDROOM THREE

2.2m x 1.9m (7'4 x 6'1)

With upvc double glazed window to front aspect.

BATHROOM

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

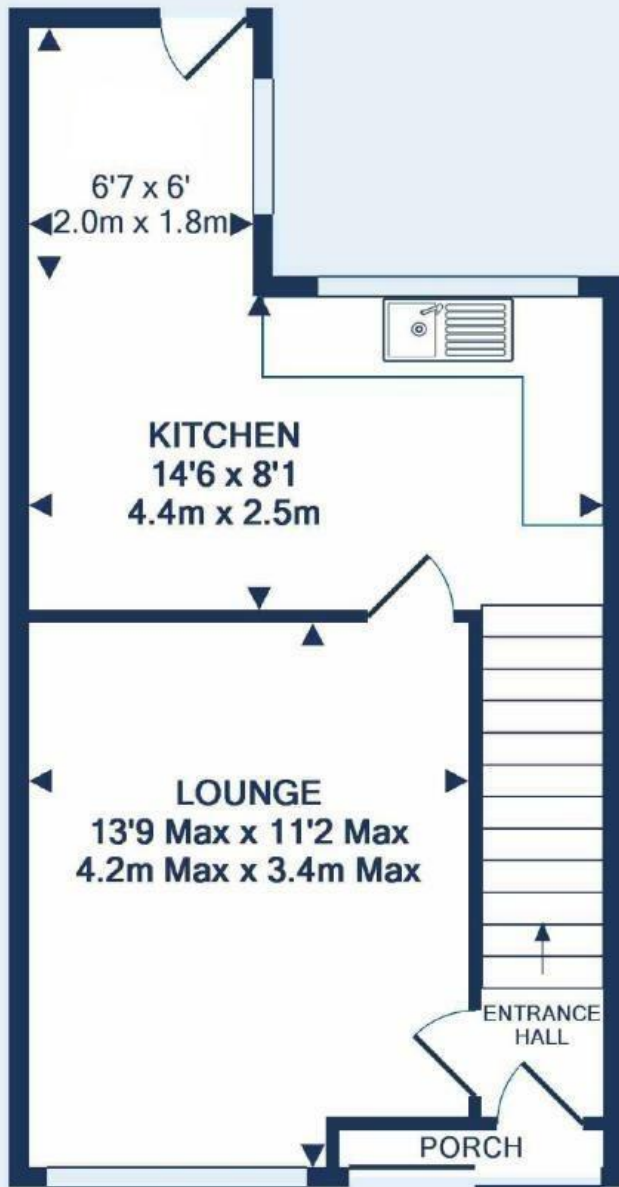
FRONT

Driveway providing off street parking.

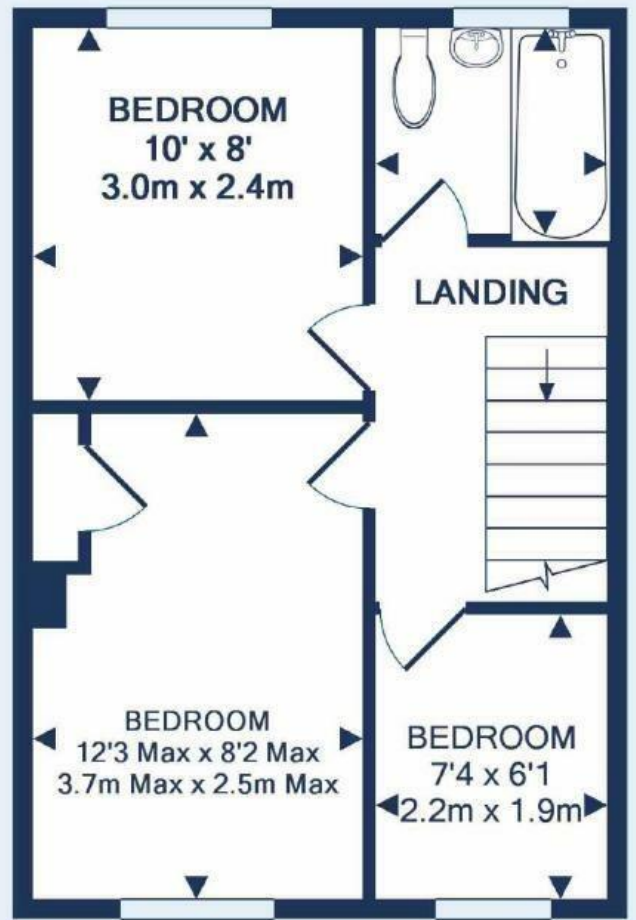
REAR

Fully enclosed garden mainly laid to lawn with patio area, gated rear access.

69, Beach Road Severn Beach BRISTOL BS35 4PE		Energy rating E	Score	Energy rating	Current	Potential
Valid until 1 April 2025	Certificate number 0328-4037-7204-3745-9944		92+	A		
			81-91	B		84 B
			69-80	C		
			55-68	D		
			39-54	E	53 E	
			21-38	F		
			1-20	G		
Property type	Mid-terrace house					
Total floor area	62 square metres					



GROUND FLOOR
APPROX. FLOOR
AREA 356 SQ.FT.
(33.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 315 SQ.FT.
(29.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 671 SQ.FT. (62.3 SQ.M.)

Made with Metropix ©2018



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.

SS308

