

*Severnside*  
*Estate Agents*



**5 Chessell Avenue, Pilning, BS35 4LP**

**£260,000**

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

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## Viewing by arrangement with Sevenside Estate Agents Ltd

Sevenside Estate Agents are pleased to offer for sale this mid terrace home situated within the popular village of Pilning. Extended to provide generous living accommodation with improvements done throughout the property. Ideal for families, first time buyers or investors looking for a property in an area offering superb rental potential. The property briefly comprises an entrance hallway, lounge, extended kitchen diner, three bedrooms and a family bathroom. With the further benefits of upvc double glazing, electric heating, newly fitted log burner, a fully enclosed rear garden and a driveway to the front providing off street parking.

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:

## **HALLWAY**

With stairs to first floor, door to:

## **LOUNGE**

**4.76m x 3.68m (15'7 x 12'1)**

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

## **KITCHEN/DINER**

**4.65m x 2.38m (15'3 x 7'10) plus**

**3.45m x 2.03m (11'4 x 6'8)**

With upvc double glazed patio doors to garden, upvc double glazed window to rear, range of base units with worktop over, sink unit with mixer tap over, space for cooker, space for fridge freezer, space for washing machine, space for dishwasher, space for tumble dryer, breakfast bar, understairs storage cupboard.

## **LANDING**

With access to loft, doors to:

## **BEDROOM ONE**

**3.73m x 3.57m (12'3 x 11'9)**

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

## **BEDROOM TWO**

**3.71m x 2.75m (12'2 x 9')**

With upvc double glazed window to rear aspect, electric heater.

## **BEDROOM THREE**

**2.80m x 2.11m (9'2 x 6'11)**

With upvc double glazed window to front.

## **BATHROOM**

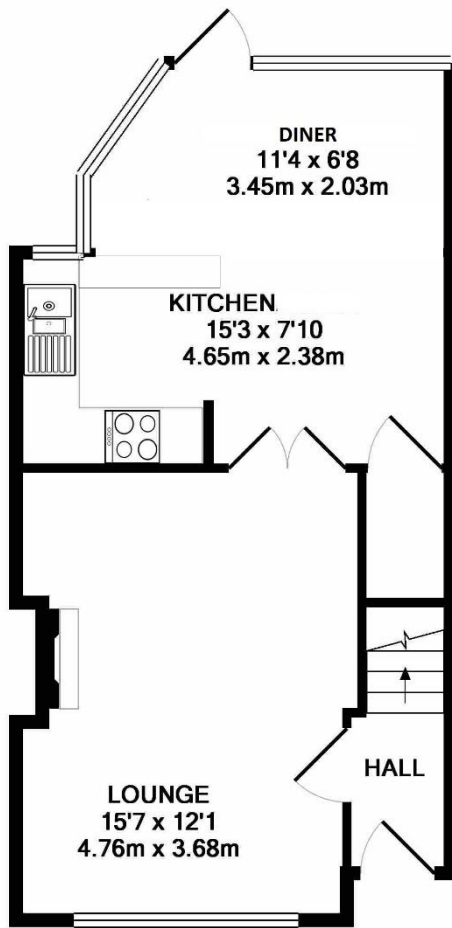
With upvc obscure double glazed window, bath with shower over, unit with inset wash hand basin, wc.

## **FRONT**

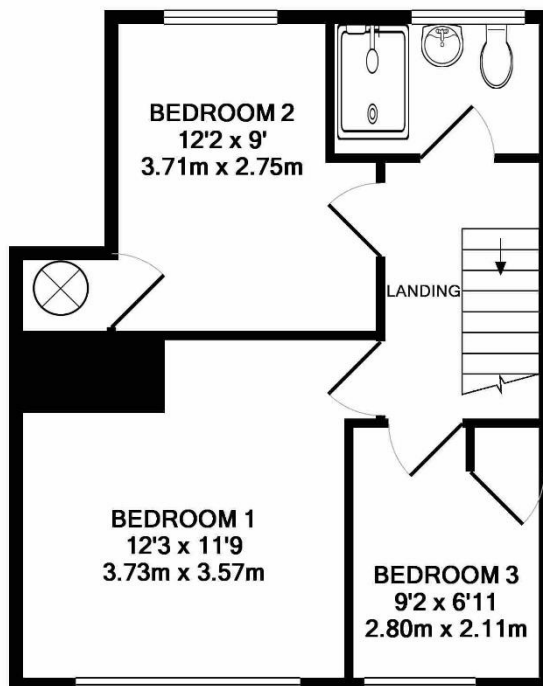
Driveway providing off street parking, side access to rear garden.

## **REAR**

Enclosed garden with lawn, decking and patio areas, purpose built shed, gated access to side entrance.



GROUND FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 394 SQ.FT.  
(36.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.4 SQ.M.)

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given





5, Chessell Avenue Pilning BRISTOL BS35 4LP		Energy rating <b>E</b>
Valid until <b>25 September 2028</b>	Certificate number <b>2968-5062-7201-6508-5974</b>	

Property type	Mid-terrace house
Total floor area	78 square metres

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		89 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	53 E	
21-38	<b>F</b>		
1-20	<b>G</b>		



**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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