

*Severnside*  
*Estate Agents*



**Lea View, New Passage Road, Pilning, BS35 4LZ**

**£350,000**

**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 with NO CHAIN this two/three bedroom, semi detached property situated in a quiet location off New Passage Road. With great potential to update and refurbish the property comprises an entrance hallway, lounge (Bedroom 3), dining room, second lounge, study, kitchen, utility room and downstairs shower room. Two double bedrooms and a family bathroom can be found on the first floor. With gardens to the front, side and rear of the property and a driveway providing off street parking for several vehicles. The property further benefits from an integral garage plus a further detached garage at the bottom of the garden with additional rooms above the parking area.

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.

## **DRAFT DETAILS**

### **ENTRANCE**

Via upvc double glazed entrance door to:

### **PORCH**

Radiator, leading to:

### **HALLWAY**

With stairs to first floor, radiator, doors to:

### **LOUNGE/BEDROOM THREE**

**3.66m x 3.35m (12'2 x 11'3)**

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

### **DINING ROOM**

**3.96m x 3.66m (13'4 x 12'3)**

With upvc double glazed window to rear aspect, feature fireplace.

### **KITCHEN**

**3.96m x 2.44m (13'1 x 8'6)**

With upvc double glazed door and window to garden, range of wall and base units with worktop over, sink unit with tap over, space for oven with extractor over, integral fridge freezer, integral dishwasher.

### **LOUNGE**

**3.82m x 3.09m (12'5 x 10'2)**

With upvc double glazed window to side aspect, upvc double glazed patio doors to garden.

### **STUDY**

**3.05m x 2.74m (10'1 x 9'4)**

With upvc double glazed windows to front and side aspects.

### **UTILITY ROOM**

**3.05m x 2.13m (10'2 x 7'7)**

With upvc double glazed window to side aspect, range of base and wall units with worktop over, sink unit with tap over, space for fridge, boiler, radiator.

### **DOWNSTAIRS SHOWER ROOM**

**2.13m max x 1.83m (7'7 max x 6'7)**

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

### **INNER HALLWAY**

Access to integral garage with sink unit and room off with windows, upvc double glazed door to garden.

### **LANDING**

With access to loft, doors to:

### BEDROOM ONE

5.18m max x 3.35m (17' max x 11'4)

With two upvc double glazed windows to front aspect, feature fireplace behind wardrobe fronts, radiator.

### BEDROOM TWO

3.66m x 3.05m (12'7 x 10'5)

With upvc double glazed window to rear aspect, radiator.

### BATHROOM

3.05m x 2.13m (10'7 x 7'6)

With upvc obscure double glazed window, feature fireplace, bath, shower cubicle with shower, wash hand basin, wc, towel rail.

### DETACHED DOUBLE GARAGE

With double door to front and pedestrian door from garden, windows x3, room with wash hand basin and wc. Stairs to first floor which incorporates a room with viewing window to garage space below, radiator, windows x2. Additional storage room with skylight window.

### FRONT AND SIDE

Laid to lawn with pathway to front door.

### REAR

Fully enclosed garden with patio area, driveway via double gates providing off street parking, covered parking area, pond.

Lea View New Passage Road Piling BRISTOL BS35 4LZ		Energy rating <b>E</b>
Valid until <b>21 July 2034</b>	Certificate number <b>2234-6023-1400-0832-0222</b>	

Property type	Semi-detached house
Total floor area	133 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



**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.