

Severnside
Estate Agents



Flora Glen, Church Road, Severn Beach, BS35 4PW

Offers over £420,000

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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 spacious three bedroom detached bungalow. Set in a generous plot backing onto open fields and situated on a popular road in Severn Beach. The property briefly comprises a hallway, three bedrooms, the master with access to the main bathroom, a large living room/dining area, kitchen and an inner lobby leading to the utility room and the family bathroom.

The property further benefits from a single garage with a driveway parking for several vehicles, upvc double glazing, gas central heating, extensive gardens to the rear plus a front garden.

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

Via entrance door to:

HALLWAY

3.48m x 2.85m (11'5 x 9'4)

With doors to:

LOUNGE/DINER

7.14m max x 7.13m max (23'5 max x 23'5 max)

With upvc double glazed window to side aspect, upvc patio doors to rear garden, feature fireplace, radiator, door to:

KITCHEN

3.50m x 2.76m (11'6 x 9'1)

With upvc double glazed window to rear aspect, range of wall and base units with worktop over, sink unit with mixer tap over, space for cooker with extractor hood over, space for fridge freezer, space for dishwasher, radiator.

INNER LOBBY

With doors to:

UTILITY ROOM

2.34m x 2m (7'8 x 6'7)

With upvc double glazed windows and upvc double glazed door to rear garden, base units with worktop over, sink unit with mixer tap, space for washing machine, combination boiler.

BEDROOM ONE

4.28m x 2.83m (14'1 x 9'3)

With upvc double glazed window to side aspect, built in wardrobe, radiator, door to bathroom.

BEDROOM TWO

3.4m x 2.85m (11'2 x 9'4)

With upvc double glazed window to front aspect, radiator.

BEDROOM THREE

2.86m x 2.84m (9'5 x 9'4)

With upvc double glazed window to front aspect, radiator.

BATHROOM

With upvc obscure double glazed window, bath, pedestal wash hand basin, wc, accessed via doors from inner lobby and bedroom one.

FRONT

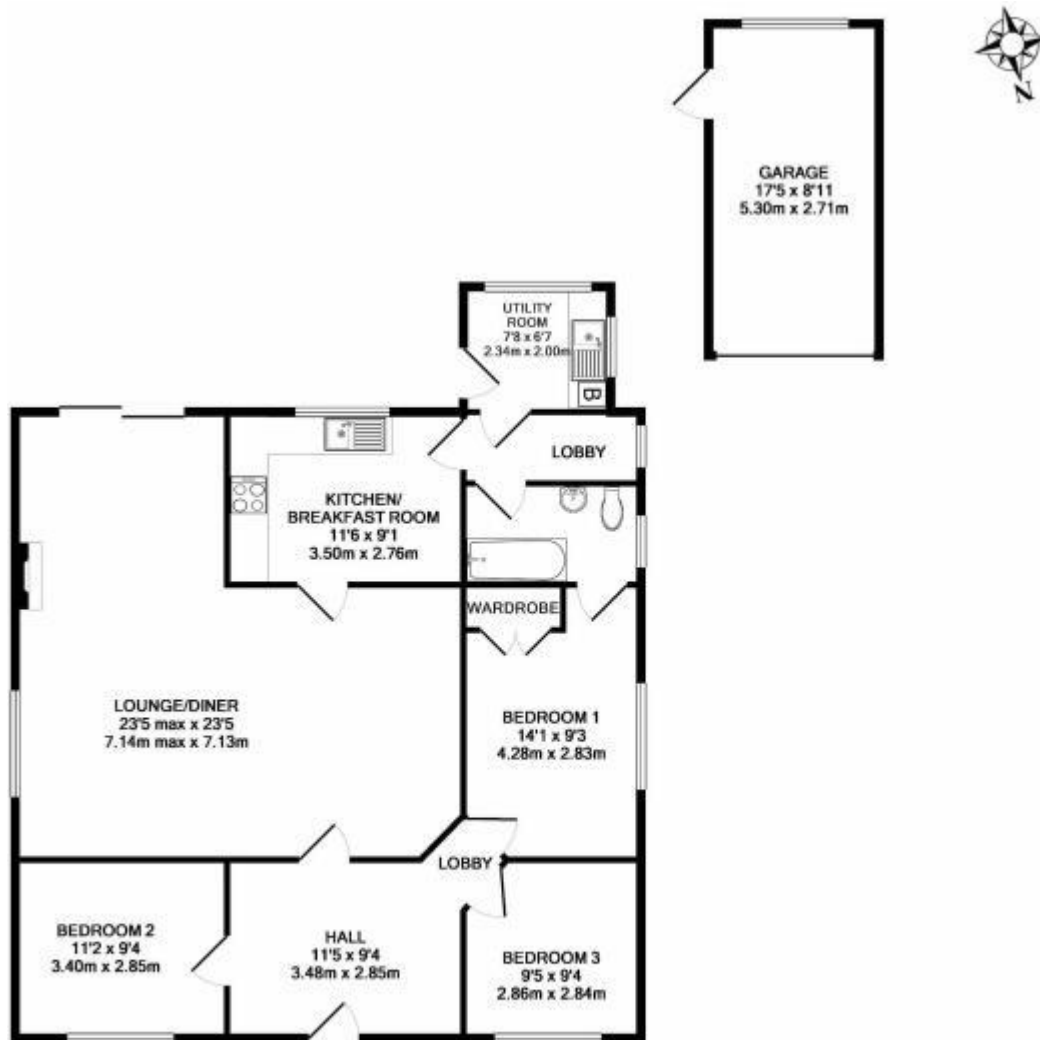
With driveway providing off street parking for several vehicles, lawn area with flower and slate borders, pathway to front door, gated access to rear garden.

REAR

Enclosed garden laid to lawn with patio and veg areas, selection of shrubs and trees.

GARAGE

With up and over door.



TOTAL APPROX. FLOOR AREA 1280 SQ.FT. (118.9 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.
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Flora Glen Church Road Severn Beach BRISTOL BS35 4PW		Energy rating E
Valid until 2 May 2028	Certificate number 0978-2013-7215-5478-8950	

Property type Detached bungalow
Total floor area 108 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 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.

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