



75 Beach Road, Severn Beach, Bristol, BS35 4PE

£300,000

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 semi-detached property situated in an envious position by the green with views over the Severn Estuary and the Severn Bridge. The property briefly comprises an entrance hallway, lounge, kitchen diner, downstairs cloakroom, three bedrooms with an en-suite to the master bedroom and a family bathroom. With fully enclosed gardens to the rear of the property, a garage, carport and off street parking to the front. Gas central heating and upvc double glazing further compliment this lovely home.



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

With stairs to first floor landing, radiator, doors to:

DOWNSTAIRS CLOAKROOM

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

LOUNGE

4.24m x 3.80m (13'11 x 12'6)

With upvc double glazed window to front aspect, radiator.

KITCHEN/DINER

5.22m x 2.36m (17'2 x 7'9)

With upvc double glazed window to rear aspect, upvc double glazed doors to garden, range of wall and base units with worktop over, sink unit with mixer tap over, built in oven, built in hob with extractor fan over, space for fridge freezer, space for washing machine, understairs storage cupboard, radiator.

LANDING

With storage cupboard, access to loft, doors to:

BEDROOM ONE

3.26m x 2.90m (10'8 x 9'6)

With upvc double glazed window to front aspect, built in wardrobe, radiator, door to:

EN-SUITE

With obscure upvc double glazed window, shower cubicle with shower, pedestal sink unit.

BEDROOM TWO

3.08m x 2.75m (10'1 x 9')

With upvc double glazed window to rear aspect, radiator.

BEDROOM THREE

2.45m x 2.43m (8'1 x 8')

With upvc double glazed window to rear aspect, radiator.

BATHROOM

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

FRONT

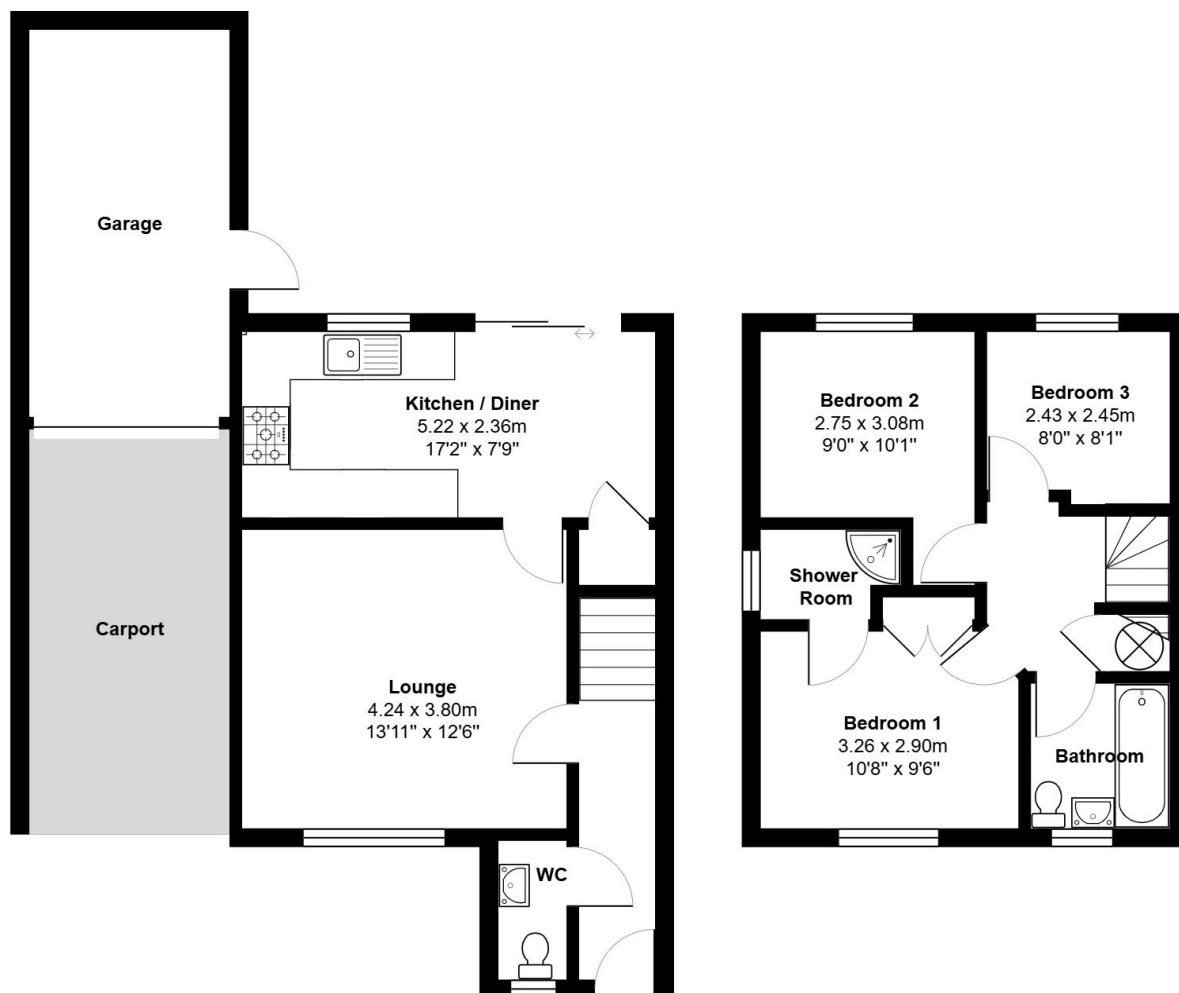
Driveway and carport providing off street parking, access to garage via up and over door.

REAR

Fully enclosed garden with lawn and patio areas, pedestrian access to garage.

GARAGE

With power and light.



75 Beach Road Severn Beach BRISTOL BS35 4PE		Energy rating C
Valid until 3 December 2034	Certificate number 3434-8722-7409-0247-4202	

Property type	Semi-detached house
Total floor area	69 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	86 B
55-68	D		
39-54	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

- These details are intended for guidance and to assist you in deciding whether to view the property.
- Appliances, equipment and services have not been tested by Severnside Estate Agents Ltd. Measurements are not guaranteed.
- These particulars are provided on the understanding that all negotiations will be done through Severnside Estate Agents Ltd.

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