



3 Salthouse Farm, Severn Beach, BS35 4NH

£193,500

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 detached park home which offers generous and one level living accommodation. Set in an enviable position with views over open field to the rear. Beautifully presented and comprising an entrance hallway, lounge/diner, kitchen, two double bedrooms; with ensuite to the Master, plus a bathroom. The home further benefits from gas central heating, double glazing, off street parking and well maintained gardens.



The popular development Salthouse Farm is a stunning 8-acre, secluded and private, residential estate for retired and semi-retired people aged 50+. Originally a dairy farm and holiday site, the park as it is now was completed in 2006. The park has since grown into a friendly and neighbourly community with modern homes, spacious gardens, individual parking and wide level roads.



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.

ENTRANCE

Via entrance door to:

HALLWAY

With doors to:

LOUNGE/DINER L-shaped

**5.87m x 5.75m max, 3.21 x 2.96m min
(19'3 x 18'9 max, 10'5 x 9'7 min)**

With double glazed windows to rear and side aspects, feature fireplace, sideboard, display cabinets, radiator x3.

KITCHEN

3.11m x 2.9m (10'2 x 9'5)

With double glazed window to side aspect, door to side, range of wall and base units with worktop over, sink unit, cooker with hob and extractor hood over, fridge freezer, washing machine, tumble dryer, storage cupboard, heated towel rail.

BEDROOM ONE

2.85m x 2.84m (9'4 x 9'3) excluding cupboard area

With double glazed window to side aspect, built in wardrobes and drawers, radiator, arch to area with built in storage cupboards, door to:

EN-SUITE

With obscure double glazed window, shower cubicle with shower, w.c, radiator.

BEDROOM TWO

2.88m x 2.22m (9'4 x 7'3)

With double glazed window to front aspect, radiator.

BATHROOM

1.97m x 1.69m (6'5 x 5'5)

With obscure double glazed window, bath, pedestal wash hand basin, wc, heated towel rail.

FRONT

Decorative gravel with driveway providing off street parking.

REAR AND SIDE

With patio areas, gravel areas, flower beds, access to storage shed.



TENURE: The vendor has advised us that the property has a ground rent of £180.66 per month. 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.