



64 Wainbridge Crescent, Pilning, BS35 4LJ

£325,000

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

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Viewing by arrangement with Severnside Estate Agents Ltd

Severnside Estate Agents are pleased to offer for sale this extended semi-detached home which is situated at the end of a popular road and offers generous and versatile living accommodation. To the ground floor there is an entrance hall, lounge/diner, second reception room, kitchen, utility room and inner hallway giving access to the downstairs cloakroom. The first floor consists of a large main bedroom and a further three double bedrooms plus the family bathroom. Further benefits to the property include upvc double glazing, electric heating and solar panels which the current owners receive approx. £600-£800 per year from. With an open garden to the front and larger than average fully enclosed gardens to the side and rear incorporating a garage which can be accessed from the back of the property via a private lane.

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' 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, doors to:

LOUNGE

4.13m x 3.63m (13'7 x 11'11)

With upvc double glazed window to front aspect, arch to:

DINING ROOM

3.05m x 2.55m (10' x 8'4)

With upvc double glazed window to rear aspect, door to:

UTILITY ROOM

3.01m x 2.32m (9'11 x 7'7)

With upvc double glazed window to rear aspect, range of wall and base units, sink unit with mixer tap over, space for washing machine, door to:

KITCHEN

3.63m x 2.21m (11'11 x 7'3)

With upvc double glazed window to rear aspect, upvc double glazed door to rear garden, range of wall and base units with worktop over, sink unit with mixer tap over, built in oven, built in hob with extractor hood over, built in microwave, door to:

INNER HALLWAY

With door to:

DOWNSTAIRS CLOAKROOM

With double glazed obscure window, with wash hand basin, wc, door to:

SECOND RECEPTION ROOM

3.97m x 3.65m (13' x 12')

With upvc double glazed window to front aspect,

LANDING

With access to loft, doors to:

BEDROOM ONE

4.97m x 3.64m (16'4 x 11'11)

With upvc double glazed window to rear aspect.

BEDROOM TWO

3.43m x 2.93m (11'3 x 9'7)

With upvc double glazed window to front aspect.

BEDROOM THREE

3.15m x 2.93m (10'4 x 9'7)

With upvc double glazed window to rear aspect.

BEDROOM FOUR

5.93m x 2.42m (19'6 x 7'11)

With upvc double glazed window to front aspect.

BATHROOM

1.94m x 1.65m (6'4 x 5'4)

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

FRONT

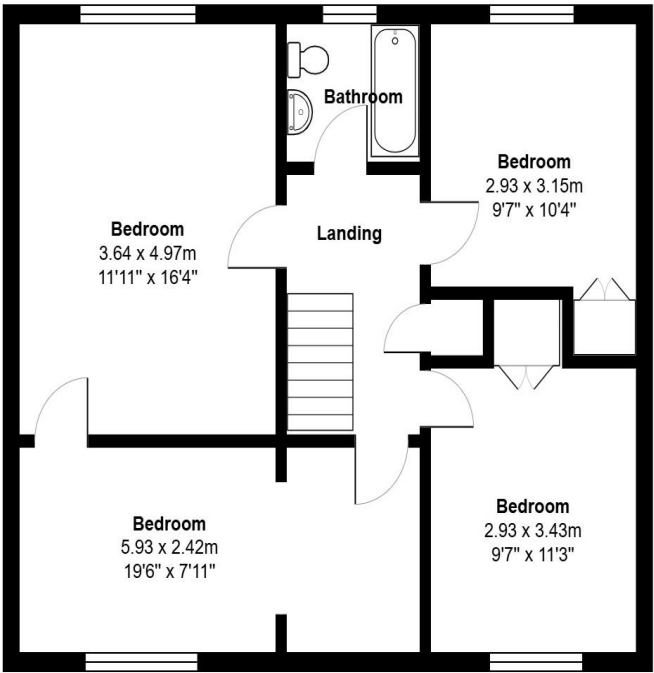
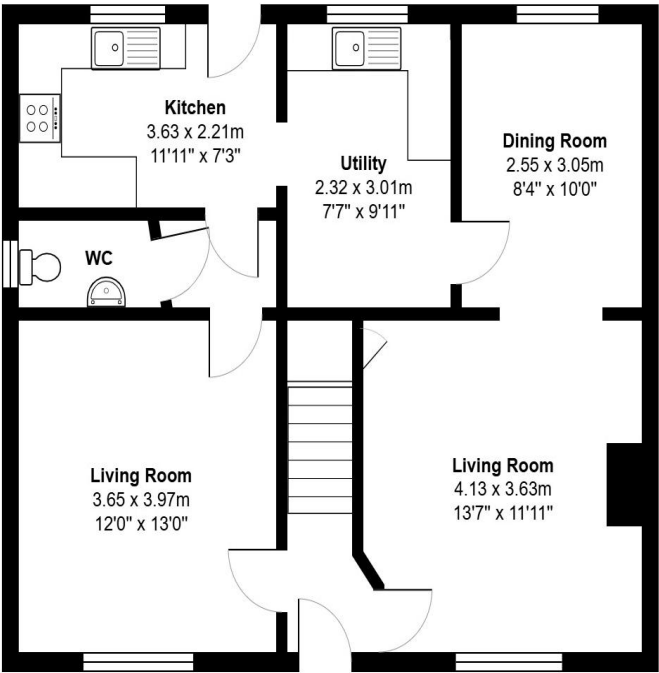
Laid to lawn with pathway to front door, flower and shrub borders, gated access to rear garden.

REAR

Fully enclosed garden mainly laid to lawn with patio and vegetable plots, pedestrian door to garage.

GARAGE

Accessed from the back of the property via a private lane.



64, Wainbridge Crescent
Pitning
BRISTOL
BS35 4LJ

Energy rating
D

Valid until
8 September 2025

Certificate number
0338-2881-7410-9905-5025

Property type	Semi-detached house
Total floor area	126 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 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



- 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.