



1 Salmon Close, Severn Beach, BS35 4NS

£297,000

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 with NO CHAIN this well proportioned semi-detached home. The property briefly comprises an entrance hallway, downstairs cloakroom, lounge, kitchen/breakfast room, conservatory, three bedrooms and family bathroom. With parking for two vehicles, fully enclosed rear garden, gas central heating and upvc double glazing.



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, doors to:

DOWNSTAIRS CLOAKROOM

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

LOUNGE

4.57m x 3.58m (15' x 11'9)

With double glazed window to front aspect, stairs to first floor, radiator x2.

KITCHEN/BREAKFAST ROOM

4.50m x 3.10m (14'9 x 10'2)

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

CONSERVATORY

2.77m x 2.46m (9'1 x 8'1)

With dwarf wall and of upvc double glazed construction, upvc double glazed French doors to garden, radiator.

LANDING

With upvc double glazed window to side aspect, access to loft via pull down loft ladder, loft is fully boarded with carpet, spot lighting and power sockets, doors to:

BEDROOM ONE

3.78m x 2.46m (12'5 x 8'1)

With upvc double glazed window to rear aspect, built in double wardrobe, radiator.

BEDROOM TWO

3.33m x 2.54m (10'11 x 8'4)

With upvc double glazed window to front aspect, built in cupboard, radiator.

BEDROOM THREE

2.62m x 1.96m (8'7 x 6'5)

With upvc double glazed window to rear aspect, radiator.

BATHROOM

With upvc obscure double glazed window, bath with shower over, pedestal wash hand basin, wc, radiator.

FRONT

Off street parking for two vehicles, gated side access to rear garden.

REAR

Fully enclosed garden mainly laid to lawn with patio area.



1, Salmon Close Severn Beach BRISTOL BS35 4NS		Energy rating C
Valid until 8 July 2028	Certificate number 0458-2891-7739-9008-8991	

Property type Semi-detached house

Total floor area 72 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
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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