



30 Gorse Cover Road, Severn Beach, BS35 4NP

Offers over £290,000

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 end of terrace house which is beautifully presented throughout. Ideal for families, first time buyers or investors looking for a property in an area offering superb rental potential. The property briefly comprises an entrance hallway, downstairs cloakroom, lounge, kitchen diner, three bedrooms and a family bathroom. Further benefits to this home include a south facing, fully enclosed rear garden, garage plus parking to the front and side of the property, upvc double glazing and gas central heating.



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 upvc double glazed window to side aspect, radiator, doors to:

DOWNSTAIRS CLOAKROOM

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

LOUNGE

4.81m x 4.43m (15'9 x 14'6)

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

KITCHEN/DINER

4.34m x 2.53m (14'3 x 8'4)

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

LANDING

With upvc double glazed window to side, access to loft which is part boarded with power, doors to:

BEDROOM ONE

4.06m x 2.59m (13'4 x 8'6)

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

BEDROOM TWO

3.27m x 2.59m (10'9 x 8'6)

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

BEDROOM THREE

3.21m x 1.75m (10'6 x 5'9)

With upvc double glazed window to front, overstairs airing cupboard housing boiler, built in wardrobes, radiator.

BATHROOM

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

FRONT

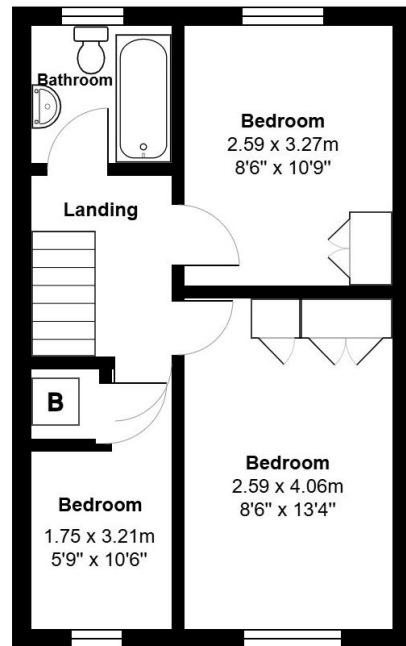
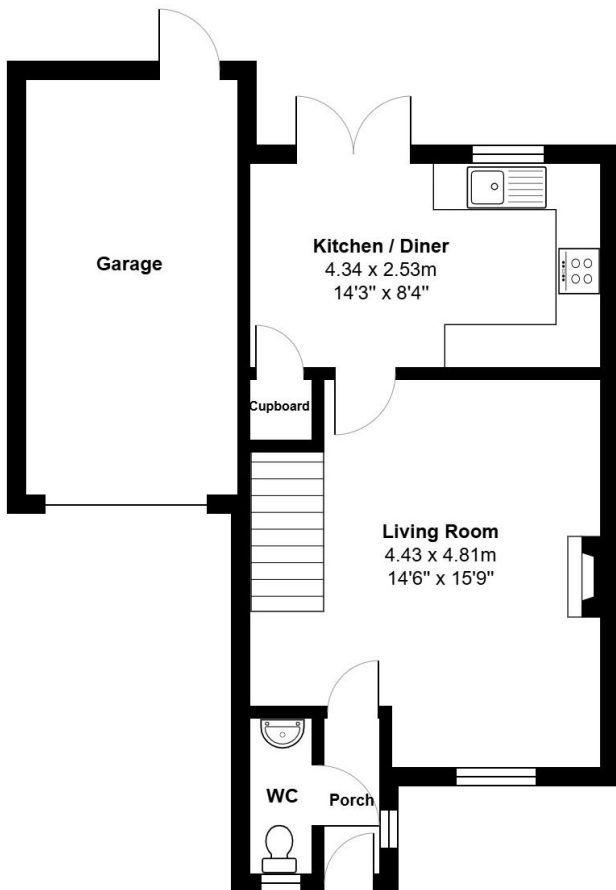
Driveway to front and side of property providing off street parking and access to:

GARAGE

With electric door, power and light, tumble dryer, freezer, shelving, part boarded, pedestrian door to rear garden.

REAR

Fully enclosed garden mainly laid to lawn with patio areas, flower and shrub borders.



30 Gorse Cover Road Severn Beach BRISTOL BS35 4NP		Energy rating C
Valid until 4 June 2035	Certificate number 0390-2825-9560-2205-5145	

Property type Semi-detached house

Total floor area 68 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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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