



78a Redwick Road, Pilning, BS35 4LU

£450,000

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 with NO CHAIN this detached family home situated in the village of Pilning. With generous living accommodation the property briefly comprises an entrance hall, large lounge diner, kitchen, study and cloakroom. To the first floor there are four bedrooms, (three doubles and a large single). With an en-suite to the master bedroom plus a family bathroom. Further benefits include upvc double glazing, gas central heating with a recently fitted gas combination boiler, fully enclosed and private rear garden plus a driveway providing parking for several vehicles.



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' close by 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, understairs storage cupboard, doors to:

DOWNSTAIRS CLOAKROOM

With wash hand basin, wc, radiator.

LOUNGE/DINER

9.26m x 4.24m (30'5 x 13'11)

With upvc double glazed window to front aspect, upvc French doors to rear garden, feature fireplace, radiator x3.

KITCHEN

4.20m x 2.74m (13'9 x 9')

With upvc double glazed window to rear aspect, door to rear garden, range of wall and base units with worktop over, sink unit with mixer tap over, built in cooker with extractor hood over, integral dishwasher, space for fridge, space for freezer, space for washing machine, combination boiler.

STUDY

2.62m x 2.59m (8'7 x 8'6)

With upvc double glazed window to front aspect, radiator.

LANDING

With double glazed window, doors to:

BEDROOM ONE

4.30m x 4.20m (14'1 x 13'9)

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

ENSUITE

With upvc obscure double glazed window, shower cubicle with shower, pedestal wash hand basin, wc, heated towel rail.

BEDROOM TWO

3.10m x 3.88m (12'9 x 10'2)

With upvc double glazed window to front aspect, radiator.

BEDROOM THREE

3.49m x 3.10m (11'5 x 10'2)

With upvc double glazed window to front aspect, radiator.

BEDROOM FOUR

3.94m x 2.21m (12'11 x 7'3)

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

With stone wall, driveway providing off street parking, gated side access to rear garden.

REAR

Fully enclosed garden mainly laid to lawn with well established shrub and flower borders, patio area.



78a Redwick Road
Pilning
BRISTOL
BS35 4LU

Energy rating
D

Valid until
19 June 2035

Certificate number
0310-2140-9560-2925-4105

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property type	Detached house
Total floor area	140 square metres



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.