



16 Abbott Road, Severn Beach, BS35 4PU
Offers over £595,000

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

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Viewing by arrangement with Severnside Estate Agents Ltd

Severnside Estate Agents are delighted to present for sale this impressive six-bedroom detached bungalow, offering versatile and generous living accommodation in a quiet village location.



Finished to a high standard throughout, the property briefly comprises on the ground floor a bright and airy hallway leading to a spacious, air-conditioned lounge with double doors opening onto the rear garden, a modern kitchen/diner, three bedrooms (one of which is currently used as a cinema room), a family bathroom and access to the integral double garage.



On the first floor, there is a large, air-conditioned master bedroom with an en-suite bathroom, two further bedrooms, and an additional family bathroom.

Externally, the property benefits from ample driveway parking with an EV charging point to the front, a fully enclosed rear garden with patio area featuring a hot tub-perfect for relaxation and entertaining. Further features include uPVC double glazing and gas central heating.



This property truly is a 'must-see' for those seeking a spacious, high-quality home in a peaceful setting.

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. The village hall is home to lots of regular clubs and activities with playing fields outside and a playpark for children. 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 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 upvc entrance door, porch area with door to:

HALLWAY

With stairs to first floor, access to integral garage, understairs storage cupboard, storage cupboards, radiator, doors leading to:

LOUNGE

8.18m x 4.42m (26'10 x 14'6)

With two sets of double doors to the rear garden, feature fireplace, air conditioning, radiators x2.

KITCHEN/DINER

5.85m x 2.88m (19'2 x 9'5)

With dual aspect upvc double glazed windows to front and side aspects, range of wall and base units with worktop over, 1 ½ bowl stainless steel sink unit with mixer tap over, built in oven with hob and extractor fan over, built in dishwasher, built in wine cooler, space for fridge freezer, space for washing machine, dining area, radiator.

BEDROOM THREE/CINEMA ROOM

3.99m x 3.10m (13'1 x 10'2)

With upvc double glazed window to side aspect, radiator.

BEDROOM FIVE

3.11m x 2.83m (10'2 x 9'4)

With upvc double glazed window to side aspect, radiator.

BEDROOM SIX

3.12m x 2.77m (10'3 x 9'1)

With upvc double glazed window to side aspect, radiator.

BATHROOM

2.88m x 1.66m (9'5 x 5'5)

With white suite comprising shower cubicle with electric shower, vanity unit with wash hand basin and wc, radiator.

LANDING

With velux window, doors leading to:

BEDROOM ONE

7.88m x 3.79m (25'10 x 12'5)

With upvc windows x2 to front aspect, air conditioning, radiators x2, door to:

ENSUITE BATHROOM

With white suite comprising corner bath with electric shower over, wash hand basin and wc, radiator.

BEDROOM TWO

4.74m x 4.58m (15'7 x 15')

With velux window x2, radiator.

BEDROOM FOUR/DRESSING ROOM

3.84m x 2.32m (12'7 x 7'7)

With velux window, radiator.

BATHROOM

3.87m x 2.32m (12'8" x 7'7")

With velux window, modern white suite comprising roll top bath, shower cubicle with shower, vanity unit with inset wash hand basin and low flushing wc, radiator.

FRONT

With paved driveway affording off street parking for several vehicles, 22kw home charger for electric vehicle, garden area and pathway to front door, side access to rear garden.

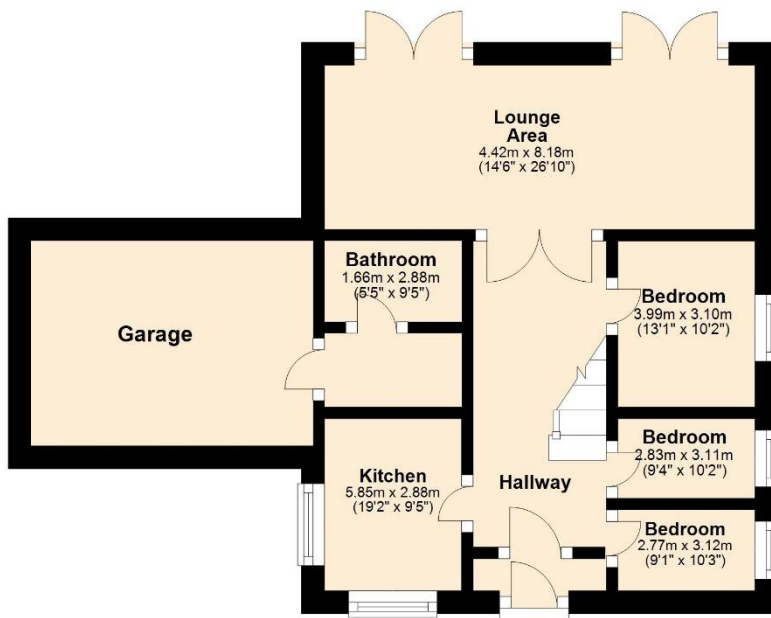
DOUBLE GARAGE

With electric insulated power doors x2 to front and pedestrian door and window to rear garden.

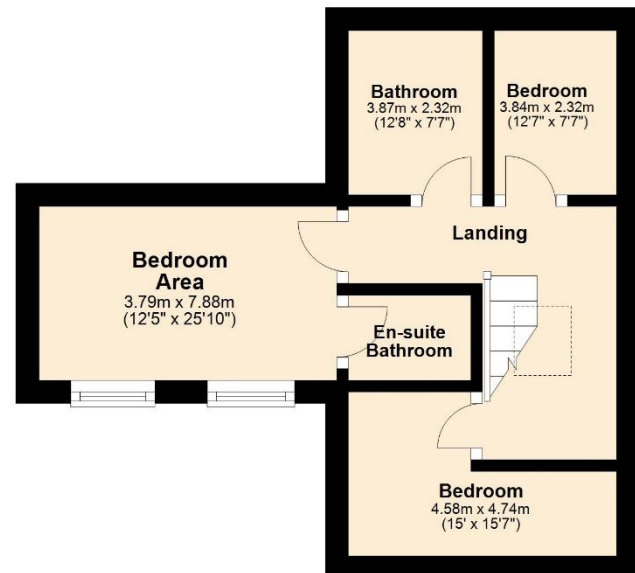
REAR

Fully enclosed garden mainly laid to lawn with patio area, 3 person hot tub, pergola and shed.

Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



16, Abbott Road
Severn Beach
BRISTOL
BS35 4PU

Energy rating
C

Valid until
14 August 2030

Certificate number
0178-2814-7283-2590-1461

Property type Detached house

Total floor area 206 square metres

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	79 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.