



21 Gorse Cover Road, Severn Beach, Bristol, BS35 4NR

£260,000

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 end of terrace house which is ideal for families, first time buyers or investors looking for a property in an area offering superb rental potential. With NO CHAIN the property briefly comprises entrance hallway, lounge/diner, kitchen, three bedrooms and a family bathroom. Further benefits to this home include a fully enclosed rear garden, off street parking, upvc double glazing and electric 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. 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 entrance door to:

HALLWAY

With stairs to first floor, door to storage cupboard, wall mounted electric heater, door to:

KITCHEN

2.77m x 2.44m (9'1 x 8')

With upvc double glazed window to front, range of wall and base units with matching roll edge work surface, stainless steel single drainer sink unit with mixer tap, space for fridge/freezer, space for cooker, space for washing machine.

LOUNGE

4.57m x 4.42m (15' max x 14'6)

With upvc double glazed window to rear, double glazed French doors to rear, electric heater, understairs storage cupboard.

LANDING

With upvc obscure double glazed window to side, over stairs storage cupboard, access to loft.

BEDROOM ONE

3.91m x 2.46m (12'10 x 8'1)

With upvc double glazed window to rear, electric heater.

BEDROOM TWO

3.2m x 2.46m (10'6 x 8'1)

With upvc double glazed window to front, electric heater.

BEDROOM THREE

2.31m x 2m (7'7 x 6'7)

With upvc double glazed window to front, electric heater.

BATHROOM

With obscure upvc double glazed window, bath with electric shower over and glass screen, pedestal wash hand basin and low level WC, wall mounted electric heater.

FRONT

Off street parking for two vehicles, shrubs and lawn to side.

REAR

Enclosed by fence and wall, patio area, lawn area, range of mature plants and shrubs, side access gate.



21 GORSE COVER ROAD SEVERN BEACH BS35 4NR		Energy rating D
Valid until	Certificate number	
3 February 2031	0380-2534-7020-2309-4365	

Property type	End-terrace house
Total floor area	71 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 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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