



27 Beach Road, Severn Beach, Bristol, BS35 4PE

£250,000

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 extended semi detached house which provides generous living accommodation. Briefly comprising lounge with additional understairs area, a kitchen breakfast room, separate utility room, two bedrooms and family bathroom. The property has off street parking to the front, shared driveway with a fully enclosed rear garden with decking area and access to a large storage shed. Further benefits include 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. 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 HALL

Via upvc entrance door, stairs to first floor, door leading to:

LOUNGE

4.03m x 3.32m (13'3 x 10'11)

With upvc double glazed bay window to front aspect, feature fireplace, understairs area, radiator.

KITCHEN/BREAKFAST ROOM

4.03m x 2.69m (13'3 x 8'10)

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

UTILITY ROOM

2.63m x 1.77m (8'8 x 5'10)

With window to rear aspect, units with worktop over, radiator.

LANDING

Access to loft space, doors leading to:

BEDROOM ONE

4.06m x 3.48m max (13'4 x 11'5)

With upvc double glazed bay window to front aspect, built in storage cupboard, built in cupboard housing gas combination boiler, radiator.

BEDROOM TWO

2.76m x 2.05m (9'1 x 6'9)

With upvc double glazed window to rear aspect, storage cupboard, radiator.

BATHROOM

1.95m x 1.67m (6'5 x 5'6)

With upvc obscure double glazed window, white suite comprising bath with electric shower over, vanity unit with wash hand basin and wc, heated towel rail.

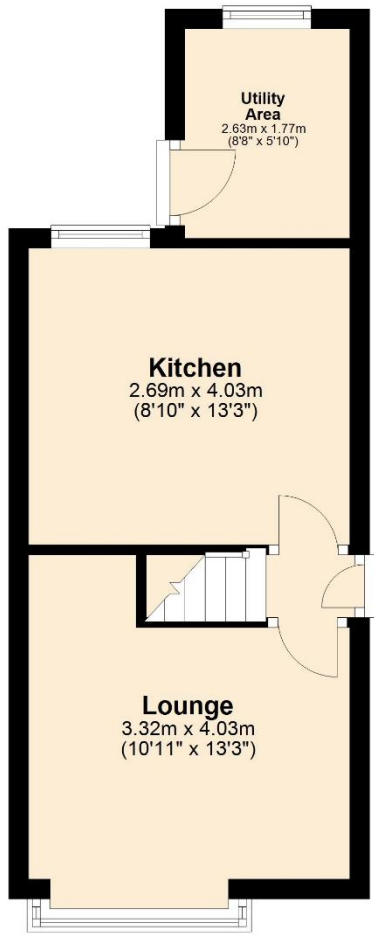
FRONT

Off street parking to the front, shared driveway, gated access to rear garden.

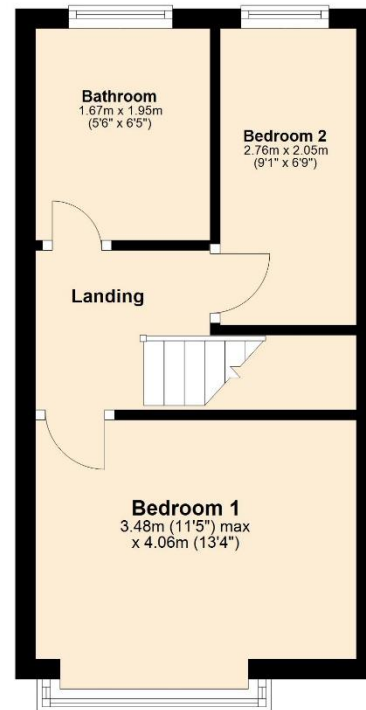
REAR

Fully enclosed rear garden with decking and lawn area, gated access to side and front, large storage shed.

Ground Floor



First Floor



27, Beach Road Severn Beach BRISTOL BS35 4PE		Energy rating D
Valid until	Certificate number	
17 November 2026	9349-2888-7997-9596-4355	

Property type Semi-detached house

Total floor area 58 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 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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