

*Severnside*  
*Estate Agents*



**Flat 2, 24 Redwick Road, Pilning, BS35 4LQ**

**£185,000**

**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 one bedroom first floor flat which is beautifully presented throughout. Located within the Old Vicarage and further benefiting from an enclosed garden and garage which has been converted into an office/lounge area with ensuite facilities. The flat itself comprises a modern kitchen and bathroom, lounge and double bedroom. All rooms have been updated to a very high standard and benefit from generous room sizes and high ceilings. With replacement windows, boiler and insulation to the loft the property has undergone significant changes since the EPC was carried out. Also benefiting from a long lease of over 950 years. Viewings are strongly advised to fully appreciate the size and benefits this property has to offer.

Pilning has all the benefits of a small village but with 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 'Wild Place 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.



## **COMMUNAL ENTRANCE**

Via entrance door into hallway with stairs to first floor accommodation.

## **ENTRANCE HALLWAY** **2.75m x 1.75m (9' x 5'9)**

Via entrance door, radiator, built in cupboard housing with space for washing machine and tumble dryer, access to insulated and boarded loft space with pull down loft ladder, power, sockets and light, doors to:

## **LOUNGE** **4.21m max x 3.59m (13'10 max x 11'9)**

With upvc double glazed bay window to front aspect, feature fireplace, archway to:

## **KITCHEN** **4.23m x 1.58m (13'11 x 5'2)**

Range of modern wall and base units with worktop over, stainless steel single drainer sink unit with mixer tap over, integral oven with hob and extractor fan over, space for fridge, space for fridge freezer, cupboard housing gas combination boiler.

## **BEDROOM ONE** **5.01m x 3.81m (16'5 x 12'6)**

With upvc double glazed to side aspect, radiator.

## **BATHROOM** **2.55m x 1.74m (8'5 x 5'9)**

With upvc double glazed obscure window to side aspect, modern white suite comprising bath with mixer shower over and shower screen, vanity unit with inset wash hand basin and wc.

## **GARDEN** **5.2m x 5.2m (17'1 x 17'1)**

Enclosed garden with patio, decking and lawn areas, garden tap, power, access to garage/office.

## **PARKING**

"Casual " parking space as referred to in the lease

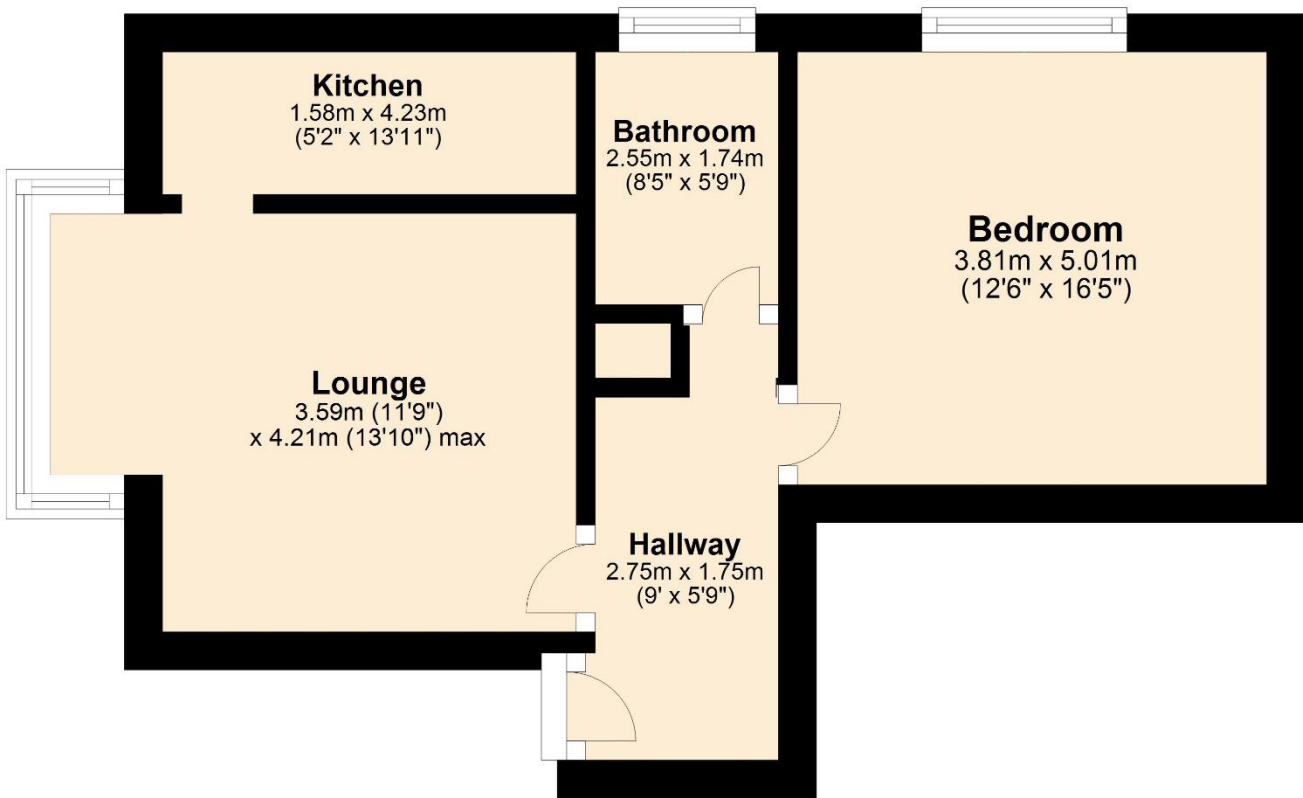
## **GARAGE** **5.2m x 2.8m (17'1 x 9'2)**

### **CONVERTED TO OFFICE/LOUNGE WITH EN-SUITE**

Single garage with electric door giving access to storage space to the front of the original garage space. Pedestrian door from garden leading into office/lounge area with power, light and heating. Door to en-suite comprising w.c, wash hand basin and shower unit with electric shower.



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Flat 2  
24, Redwick Road  
Pillning  
BRISTOL  
BS35 4LQ

Energy rating  
**G**

Valid until  
**17 May 2025**

Certificate number  
**0968-2855-6250-9295-6481**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F		
1-20	G	13 G	

Property type: Top-floor flat  
Total floor area: 51 square metres



**TENURE:** The vendor has advised us that the property is leasehold with a £140 per month management fee. 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.