



34 Brendon Road, Portishead, BS20 6DH
£349,950

Steven
Smith



Situated in a superb elevated position within the popular town of Portishead, affording far reaching views across The Bristol Channel towards Wales, this traditional terraced property will make an ideal family home. With well presented and much improved accommodation, the property enjoys a bright and airy feel with a practical layout, perfect for the modern lifestyle. To the ground floor, an entrance hall providing additional storage leads to a welcoming sitting room and a beautifully fitted kitchen/diner leading out onto the rear garden. To the first floor, there are three well proportioned bedrooms which all benefit from fitted storage and a contemporary bathroom with white suite. Outside is equally family friendly and provides ample space for entertainment, relaxation and practicality! To the front, there is off street parking together with a courtyard style garden and, to the rear, a lovely lawned garden and patio where those breathtaking views can best be enjoyed! In addition, the rear benefits from a useful utility and home office. Brendon Road is ideally placed for easy access to highly regarded schools and convenient shopping facilities at West Hill. The town of Portishead itself benefits from a bustling High Street which is well served with shops, cafes and bars together with a vibrant Marina, the perfect place for a leisurely weekend stroll!

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to entrance hall, with space for coats and shoes. Window to side, door to:

Sitting Room 18' 9" x 12' 4" (5.71m x 3.76m)

A bright and spacious sitting room with double doors opening onto the sunny front courtyard. Wood effect floor, spotlights, stairs rise to first floor landing.

Kitchen/Diner 18' 9" x 9' 0" (5.71m x 2.74m)

Fitted with a range of wall and base units with wood effect working surfaces. Includes electric oven, induction hob and stainless steel sink with drainer. Space for dishwasher and fridge/freezer. Wood effect floor, space for dining table, double doors to rear garden and window to rear.

FIRST FLOOR

Landing. Providing access to first floor rooms, loft hatch and cupboard housing the recently fitted gas combination boiler.

Bedroom 1 12' 7" x 11' 1" (3.83m x 3.38m)

Double bedroom with built-in storage cupboard. Window to front.

Bedroom 2 10' 3" x 9' 1" (3.12m x 2.77m)

Measurements exclude fitted wardrobes. Double bedroom with fitted wardrobes

and breathtaking views across the channel to the Welsh coastline.

Bedroom 3 9' 4" x 7' 5" (2.84m x 2.26m)

Single bedroom or home office with built-in storage cupboard. Window to front.

Bathroom

With white suite comprising toilet, sink with vanity unit and bath with mixer tap and mains rainfall shower over. Fully tiled walls, wood effect floor, heated towel rail, obscure window to rear.

OUTSIDE

From Brendon Road, a driveway offers parking for two cars. Steps lead down to a well-maintained lawn with further steps down to a sunny courtyard providing an ideal entertainment area.

Rear Garden

The back door opens onto a patio area, offering panoramic views across the Channel. Steps lead down to the lawn, with the same stunning view still visible.

Utility 7' 0" x 6' 10" (2.13m x 2.08m)

Accessed from the rear patio, offering large amounts of storage and plumbing for a washing machine and tumble dryer. Door opens to:

Home Office 8' 0" x 5' 1" (2.44m x 1.55m)

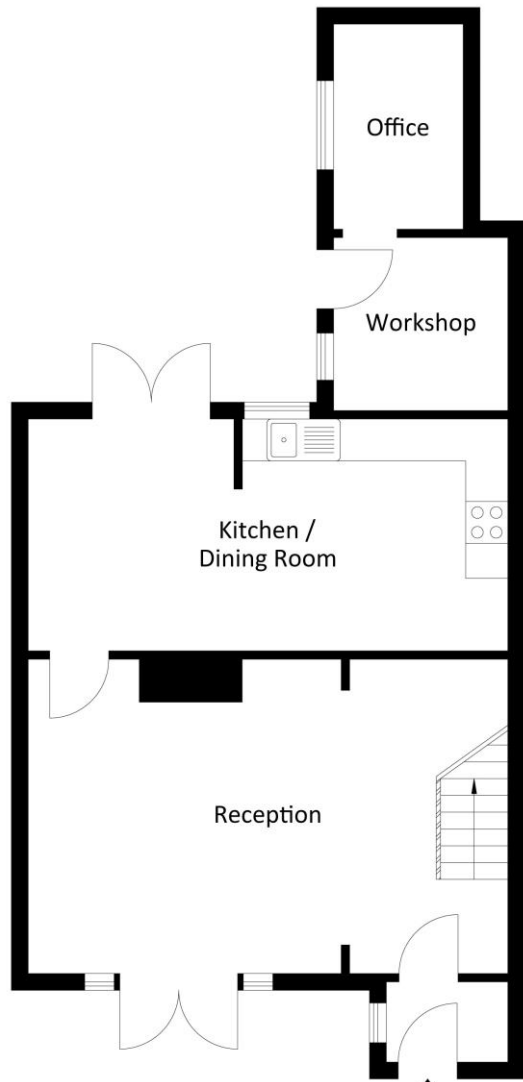
Ideal for working from home. Window to side.





34 Brendon Road, Portishead

Approx. Area 511.40 Sq.Ft - 47.50 Sq.M



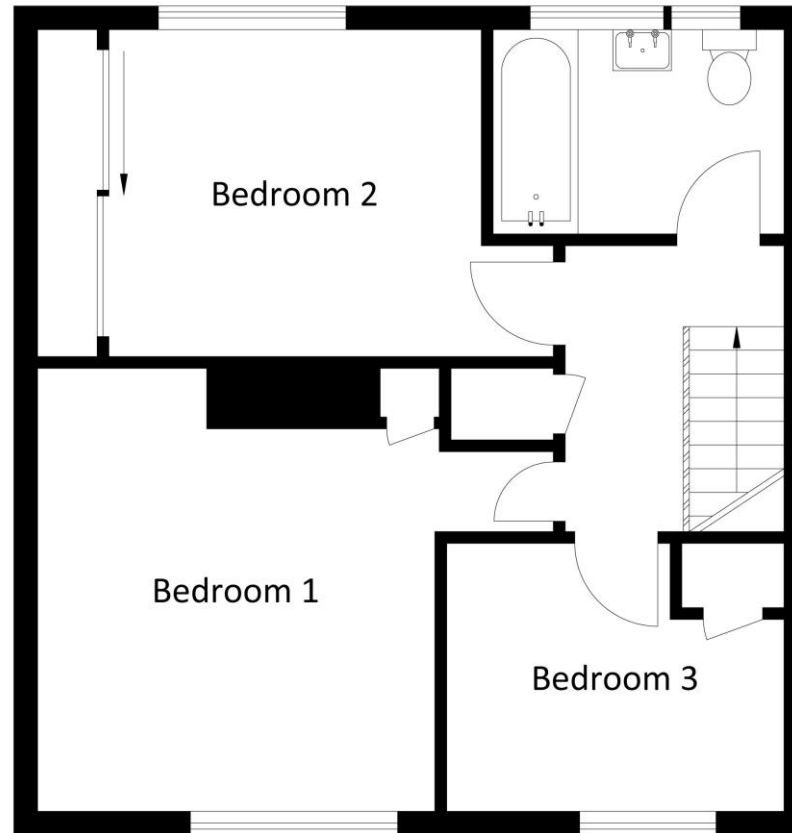
Ground Floor

For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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Approx. Area 452.20 Sq.Ft - 42.0 Sq.M



First Floor

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Terrace House



Freehold



3



Garden



1



B



1

EPC C



Gas Central Heating



Parking



Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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