

Sevenside
Estate Agents



1 Redwick Gardens, Pilning, BS35 4LL

£425,000

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Viewing by arrangement with Sevenside Estate Agents Ltd



Sevenside Estate Agents are pleased to offer for sale with no onward chain this unique detached bungalow, tucked away along a private road in the popular village of Pilning. Set within extensive, beautifully established wrap-around gardens, the property enjoys a wonderful sense of privacy and offers a versatile layout that will appeal to a wide range of buyers. The bright and welcoming sun room provides the perfect place to relax and take in views of the gardens, while the generous L-shaped lounge/dining room offers excellent space for both everyday living and entertaining. The accommodation further comprises a kitchen, three well-proportioned bedrooms, and a family bathroom. In addition, the loft space has been adapted to provide further possibilities and provide useful additional storage. The property also benefits from gas central heating and externally a driveway provides parking and leads to a single garage plus a useful workshop equipped with power and light.



Combining a peaceful setting, generous outdoor space, and flexible accommodation, this distinctive bungalow represents an exceptional opportunity to acquire a charming home in one of the area's popular villages.



Pilning has all the benefits of a small village with a local shop and doctors' surgery/pharmacy but also benefits from its 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 'Bristol Zoo 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.

ENTRANCE

Via upvc double glazed entrance door to:

SUN ROOM

3.61m x 2.25m (11'10 x 7'5)

With upvc double glazed windows and upvc double glazed door giving access to:

HALLWAY

With access via loft ladder to loft space which is boarded and carpeted to one side with velux window, storage cupboard, radiator, doors to:

LOUNGE/DINING ROOM

6.38m x 4.58m (20'11 x 15')

With upvc double glazed windows to front and side aspects, feature fireplace, radiator x2.

KITCHEN

2.98m x 2.91m (9'9 x 9'7)

With upvc double glazed window to side aspect, double glazed door to garden, range of wall and base units with worktop over, sink unit with mixer tap over, space for cooker with extractor hood over, space for fridge, space for washing machine, space for freezer, boiler.

BEDROOM ONE

3.74m x 3.37m (12'3 x 11'1)

With upvc double glazed window to rear aspect, built in wardrobes, radiator.

BEDROOM TWO

3.61m x 3.51m (11'10 x 11'6)

With upvc double glazed window to side aspect, radiator.

BEDROOM THREE

2.88m x 2.66m (9'5 x 8'9)

With upvc double glazed window to rear aspect, radiator.

BATHROOM

With upvc obscure double glazed window, bath with shower over, pedestal wash hand basin, wc.

FRONT

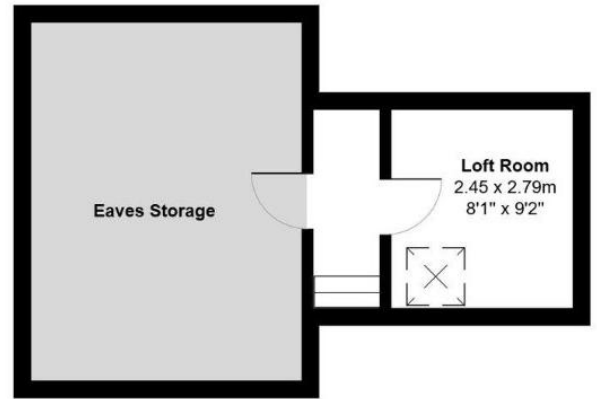
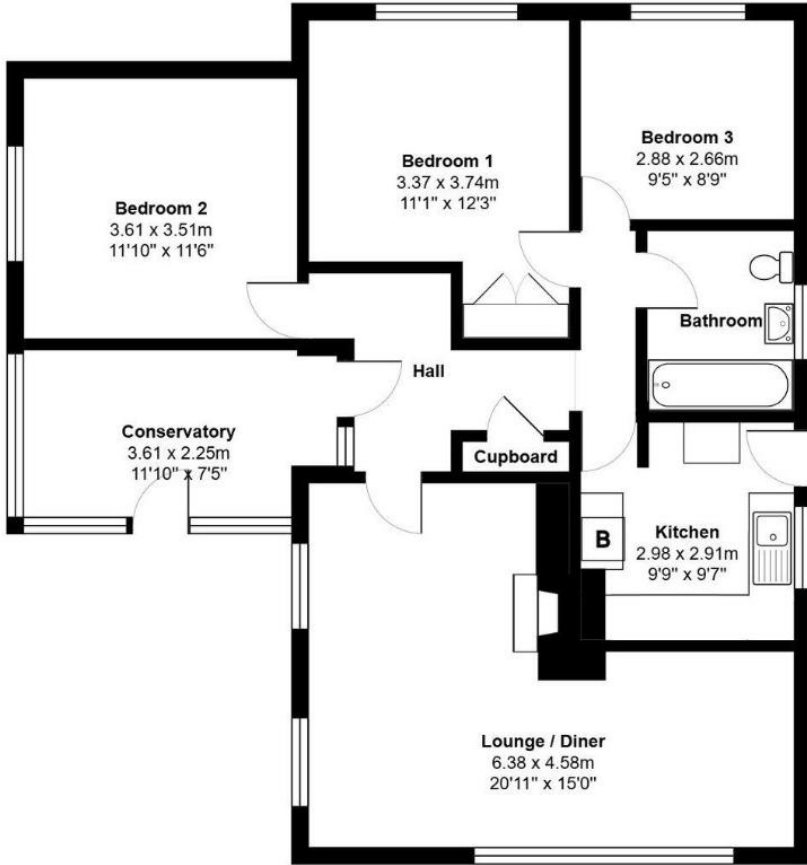
Driveway providing off street parking and access to garage. Workshop with power and light. Gated access to pathway leading to entrance door, well established garden area laid to lawn and planted with shrub, flowers and trees.

REAR

Enclosed garden mainly laid to lawn with well established shrubs, flowers and trees, greenhouse, summerhouse,

GARAGE

Single detached garage with up and over door. Power and light.



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.

1 Redwick Gardens
Pilning
BRISTOL
BS35 4LL

Energy rating
D

Valid until
29 October 2035

Certificate number
9390-2840-3500-2175-6611

Property type Detached bungalow
Total floor area 80 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 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.