

Severnside
Estate Agents



3 Beach Road, Severn Beach, BS35 4PE

£300,000

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 well-presented three-bedroom semi-detached home, ideally located on a popular road in the sought-after village of Severn Beach. The home provides generous and versatile living accommodation, comprising a spacious lounge and dining room, a bright conservatory, a fitted kitchen, and an inviting entrance hallway on the ground floor. Upstairs, there are three well-proportioned bedrooms and a modern family bathroom. Additional benefits include uPVC double glazing, gas central heating, a fully enclosed rear garden—ideal for families or entertaining—and a driveway providing off-street parking. The property also benefits from a detached tandem-length garage/workshop, offering excellent storage or potential for hobby use.

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 PORCH

With entrance door to:

HALLWAY

With stairs to the first floor, doors to:

LOUNGE **4.05m x 3.45m (13'3 x 11'4)**

With upvc double glazed window to front aspect, radiator.

DINING ROOM **3.50m x 3.27m (11'6 x 10'9)**

With patio doors to Conservatory, radiator.

KITCHEN **3.50m x 2.20m (11'6 x 7'3)**

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

CONSERVATORY **3.28m x 2.42m (10'9 x 7'11)**

Of upvc double glazed construction, French doors to rear garden, tiled floor.

LANDING

With upvc double glazed window to side aspect, storage cupboard, access to loft, doors to:

BEDROOM ONE **3.52m x 3.26m (11'7 x 10'8)**

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

BEDROOM TWO **3.73m x 3.45m (12'3 x 11'4)**

With upvc double glazed window to front aspect, built in cupboard, radiator.

BEDROOM THREE **2.54m x 2.15m (8'4 x 7'1)**

With upvc double glazed window to front aspect, radiator.

BATHROOM

With upvc obscure double glazed window, bath with shower over, vanity unit with inset wash hand basin, wc, radiator.

FRONT

Driveway providing off street parking and access to garage, gated access to rear garden, gravel garden area.

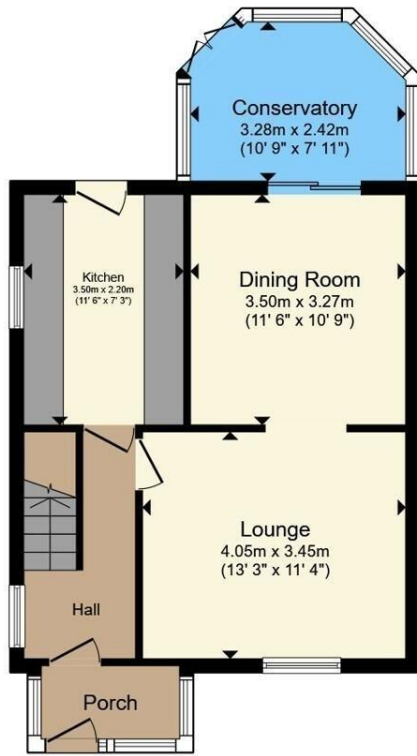
REAR

Fully enclosed garden mainly laid to lawn with patio area, flower and shrub borders.

GARAGE

Tandem length garage/workshop with up and over door.

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.



Ground Floor



First Floor

Total floor area 92.1 m² (992 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

3 Beach Road Severn Beach BRISTOL BS35 4PE		Energy rating C
Valid until 30 November 2035	Certificate number 9390-2389-2520-2005-3721	

Property type	Semi-detached house
Total floor area	87 square metres

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

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.

