



15 HONEYLANDS,
PORTISHEAD, BS20 6RB

**GOODMAN
& LILLEY**



TUCKED AWAY WITHIN A QUIET CUL-DE-SAC AT THE LEVEL BOTTOM OF PORTISHEAD, THIS VERSATILE TWO/THREE-BEDROOM SEMI-DETACHED HOME OFFERS AN EXCITING OPPORTUNITY FOR BUYERS LOOKING TO MODERNISE AND PERSONALISE A WELL-PROPORTIONED PROPERTY IN A PEACEFUL YET CONVENIENT LOCATION.

The accommodation begins with an entrance porch leading into a welcoming entrance hall, where stairs rise to the first-floor landing. From here, doors open into the living room and a separate dining room, which could equally serve as a third bedroom, offering flexibility to suit a variety of needs. Also accessed from the hallway are the downstairs bathroom and the kitchen, which in turn flows through to a conservatory overlooking the rear garden.

Upstairs, the first floor provides two generous double bedrooms, completing internal accommodation that totals just under 1,000 sq. ft, giving a real sense of space throughout.

Externally, the property benefits from a driveway positioned to the side, providing access to the garage. The front garden is laid mainly to lawn and is of a good size, with several neighbouring properties along the road creating seating areas to enjoy the morning sun. To the rear, the garden enjoys a desirable westerly aspect and is laid to lawn, making it an ideal space to relax and enjoy afternoon and evening sunshine.

Location

The location is a real highlight, positioned on the level at the bottom of Portishead, making day-to-day amenities easily accessible. Nearby shops, marina facilities, coastal walks and transport links are all within comfortable reach, while the quiet cul-de-sac setting ensures a sense of privacy and tranquillity rarely found so close to local conveniences. Overall, this is a home with solid foundations, outdoor space, and huge potential, ideal for those seeking a project in a well-regarded and established area.

- Semi-Detached Family Home
- Versatile Accommodation
- In Need Of Modernisation Throughout
- Westerly Facing Rear Garden
- No Onward Chain
- Two/Three Bedrooms
- Quiet Cul-De-Sac Position
- Garage & Driveway
- Lower Portishead With Good Access To The High Street



GUIDE PRICE £365,000

Useful Information

Council Tax Band: Band C.

Services Connected - • Mains electricity • Mains gas (for heating, boiler/radiators) • Mains water supply and drainage • Telecommunications/broadband – (superfast broadband available in the postcode area)

Tenure • The property is Freehold.

Local Authority • The local (billing) authority for this address is North Somerset Council.



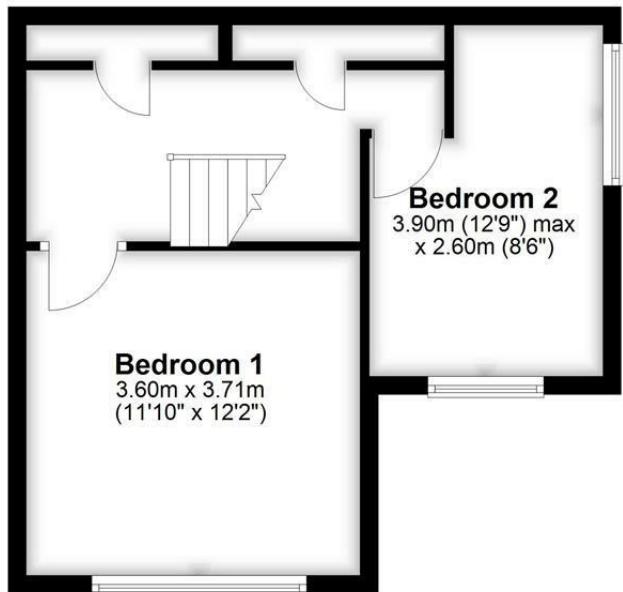
Ground Floor

Approx. 58.3 sq. metres (627.8 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



Total area: approx. 92.0 sq. metres (990.5 sq. feet)

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