

Severnside
Estate Agents



158 Beach Road, Severn Beach, BS35 4PQ

£170,000

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 with NO CHAIN this unique property with stunning views over the Estuary and Severn Bridge. This second floor flat briefly comprises a lounge/diner, kitchen, double bedroom and bathroom. With floor to ceiling windows to the lounge and bedroom (part tinted) making the most of the views over the river whilst offering privacy from within. This would make the perfect home for first time buyers, couples or investors looking for a property in an area offering superb rental potential. Further benefits to this beautiful home include upvc double glazing, electric underfloor heating and allocated parking to the front of the property.

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. 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, 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.

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

Via communal entrance door to:

HALLWAY

With stairs to second floor landing.

ENTRANCE LOBBY

With door to:

LOUNGE/DINER

4.76m max x 4.57m max (15'7 max x 15' max)

With upvc double glazed floor to ceiling window with views out over the river, storage cupboard housing hot water tank, access to loft with loft ladder, power and light, furniture to be included if required, doors to:

KITCHEN

2.12m x 1.96m (6'11 x 6'5)

With upvc double glazed window to front aspect, range of units with worktop over, sink unit with mixer tap over, cooker, fridge freezer.

BEDROOM ONE

3.96m x 3.43m (13' x 11'3)

With upvc double glazed floor to ceiling window with views out over the river, bedroom furniture to be included if required.

BATHROOM

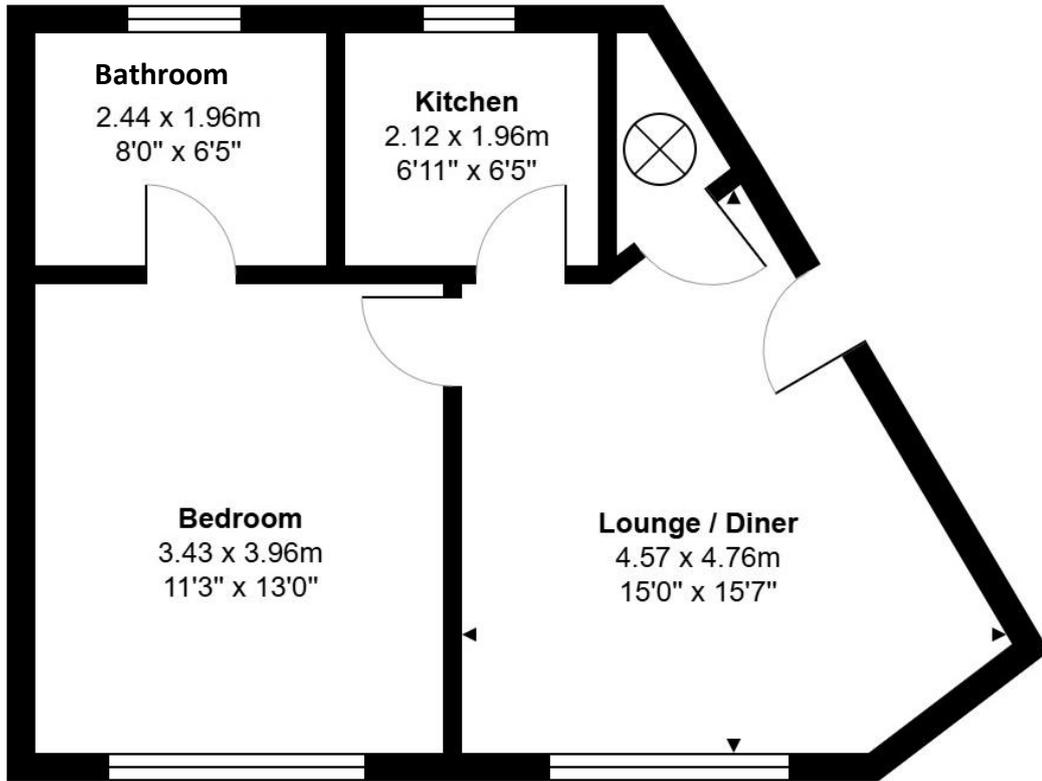
2.44m x 1.96m (8' x 6'5)

With upvc obscure double glazed window, bath with electric shower over, pedestal wash hand basin, wc, built in storage, cupboard housing washing machine and dryer.

FRONT

Off street allocated parking for one vehicle, lawned area with pathway leading to entrance door.





Area: 41.4 m² ... 446 ft²

158 Beach Road Severn Beach BRISTOL BS35 4PQ		Energy rating
Valid until 5 May 2035	Certificate number 0562-3050-4205-9715-0200	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property type	Top-floor flat
Total floor area	41 square metres



TENURE: The vendor has advised us that the property is leasehold.



Management Fee of £120 per month to include buildings insurance.

999 year lease from 1991. 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.

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