



2 Salthouse Farm, Severn Beach, BS35 4NH

£214,500

115 Beach Road, Severn Beach, Bristol, BS35 4PQ

Telephone: 01454 633611 Email: contact@severnsideestateagents.co.uk

Registered Office: Cornerstone House, Midland Way, Thornbury, BS35 2BS

Director: A Coulbèrt

Company Registration Number: 6990304 VAT Registration Number: 185 5475 70



Viewing by arrangement with Sevenside Estate Agents Ltd

Sevenside Estate Agents are pleased to offer for sale with NO ONWARD CHAIN this well presented detached park home providing spacious, single-level living accommodation and situated in an enviable position with attractive open field views to the rear.

The bright and generously proportioned accommodation comprises a spacious lounge/dining room, a fitted kitchen, two double bedrooms (originally a three-bedroom home, with the current principal bedroom created by combining two rooms) plus a separate shower room. Further benefits include gas central heating, uPVC double glazing throughout, and well-maintained gardens featuring an attractive composite decking area—perfect for relaxing and enjoying the peaceful surroundings.

Externally, the property benefits from a detached workshop/garden shed, a hardstanding area to the side providing off-street parking. Situated in a tranquil setting, this is an excellent opportunity to acquire a comfortable and well-maintained home, ideal for those seeking low-maintenance, single-storey living with beautiful views.

The popular development Salhouse Farm is a stunning 8-acre, secluded and private, residential estate for retired and semi-retired people aged 50+. Originally a dairy farm and holiday site, the park, as it is now, was completed in 2006. The park has since grown into a friendly and neighbourly community with modern homes, spacious gardens, individual parking and wide level roads.

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.

PLEASE NOTE - Ideally for cash buyers only as mortgages are not available on Park homes.

ENTRANCE

Via entrance door to:

KITCHEN**3.23m x 2.84m (10'7 x 9'4)**

With upvc double glazed door and window to front aspect, range of wall and base units with worktop over, sink unit with mixer tap over, built in oven, built in hob with extractor hood over, fridge, freezer, washing machine, radiator.

INNER HALLWAY

With storage cupboard housing gas boiler, radiator, doors to:

LOUNGE / DINING ROOM**5.89m max x 4.04m max (19'4 x 13'3)**

With upvc double glazed windows to front aspect, upvc double glazed doors to rear garden, upvc double glazed door to side aspect, radiators.

BEDROOM ONE**4.32m max x 2.84m max (14'2 x 9'4)**

With upvc double glazed window to side aspect, upvc double glazed doors to rear garden, radiator.

BEDROOM TWO**2.87m max x 2.64m max (9'5 x 8'8)**

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

SHOWER ROOM

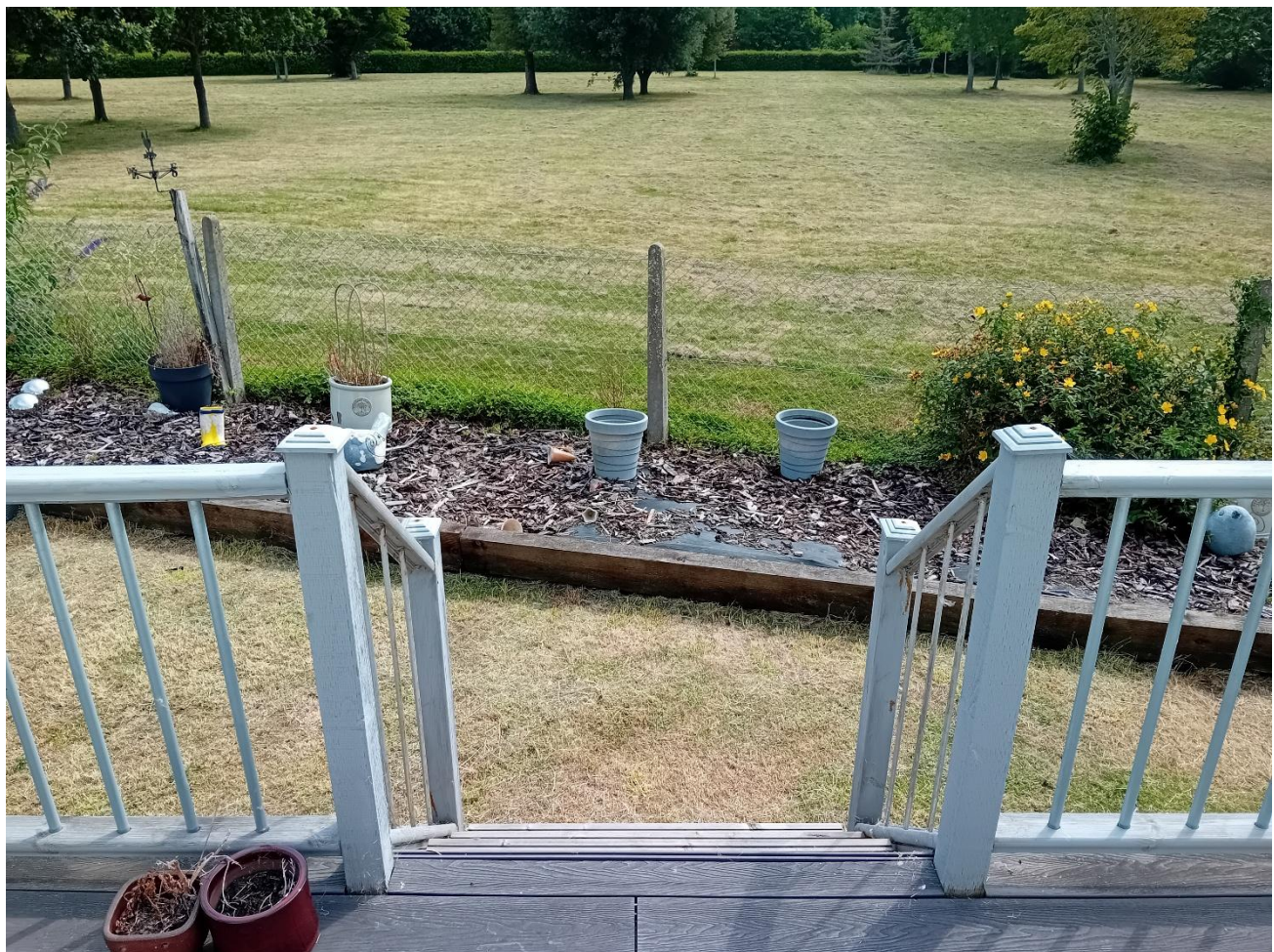
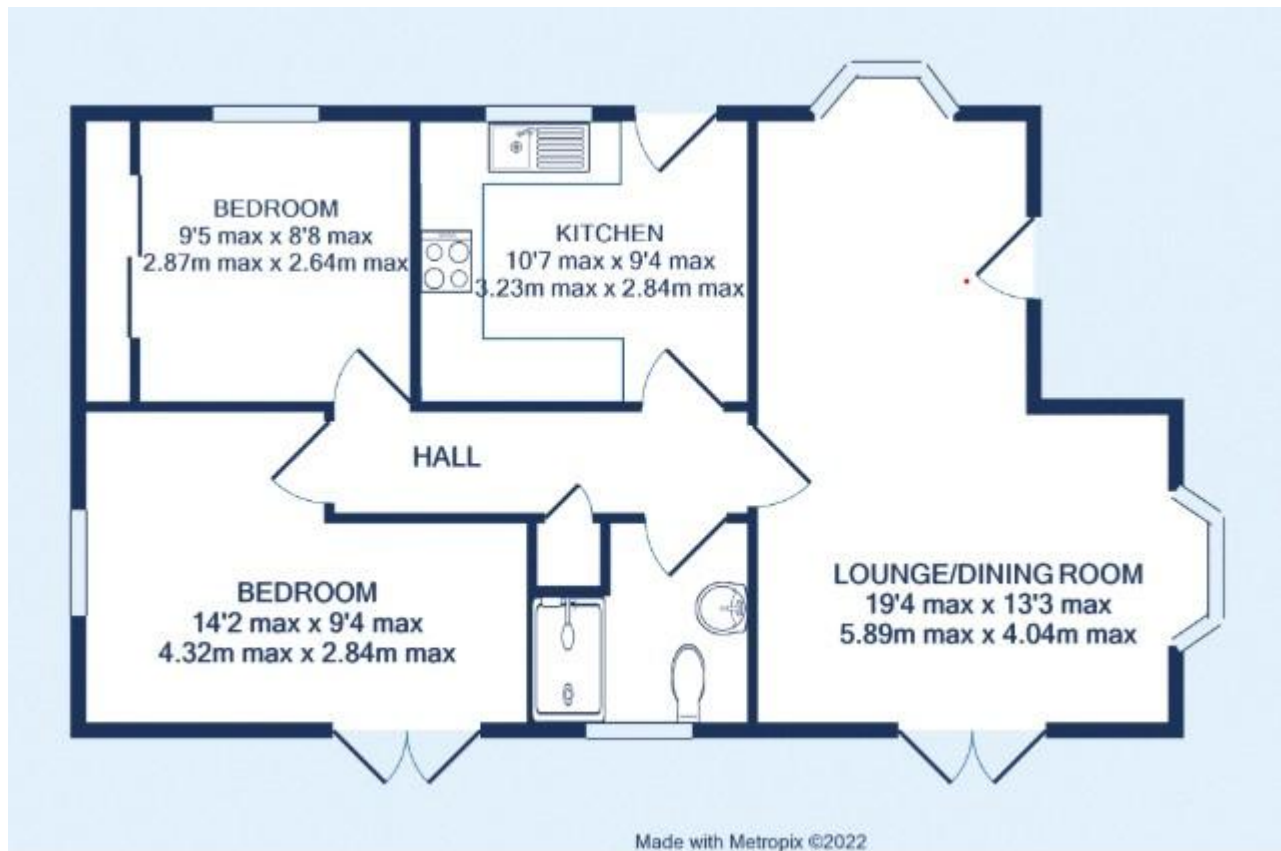
With upvc obscure double glazed window, shower cubicle, vanity unit with inset wash hand basin, wc, radiator.

OUTSIDE

Driveway providing off street parking, wrap around gardens laid to lawn with composite decking and balcony area.

GARDEN SHED / WORKSHOP

With power and light.



TENURE: The vendor has advised us that the property has a ground rent of £191 per month. 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.