

Holly Ridge Portishead BS20 8BP

£475,000

marktempler

RESIDENTIAL SALES





Property Type
Bungalow - Semi
Detached



How Big
982.00 sq ft



Bedrooms
2



Reception Rooms
1



Bathrooms
2



Warmth
Gas Central Heating



Parking
Garage and Driveway



Outside
Landscaped Gardens



EPC Rating
C



Council Tax Band
D



Construction
Standard



Tenure
Freehold

Tucked away in a quiet cul-de-sac within this highly regarded hillside setting, this beautifully presented semi-detached bungalow offers stylish, light-filled accommodation that has been thoughtfully upgraded throughout. Ideally positioned just off Down Road, the home enjoys easy access to local shops, amenities, well-regarded schools and transport links, making it perfectly suited to those looking to downsize.

A welcoming entrance hall sets the tone on arrival, leading into a bright and inviting living room featuring a contemporary inset fire and clever internal glazing designed to enhance the natural light throughout the space. From here, a central hallway guides you through the home, culminating in a stunning open-plan kitchen, dining and garden room.

This impressive space is undoubtedly the heart of the home, fitted with high-quality units, built-in appliances and sleek granite work surfaces. The adjoining garden room, with its vaulted ceiling, skylights and full-height glazing, creates a wonderfully airy environment—ideal for entertaining or relaxing while enjoying views of the garden.

The ground floor also provides two well-proportioned bedrooms. The principal bedroom benefits from a stylish en-suite, while the second bedroom is served by a modern main bathroom.

Externally, the property continues to impress. A driveway to the front provides off-road parking, while the landscaped gardens to both front and rear feature lawned areas complemented by mature planting and shrubs. The rear garden includes a raised patio, perfect for al fresco dining and entertaining. To the side, a gated driveway extends to a single garage, offering further parking or storage.

Set within a desirable hillside position Holly Ridge, is conveniently located for local shops at West Hill Triangle, everyday amenities, reputable schools and transport connections, combining peaceful surroundings with practical accessibility.

Offering a superb blend of modern comfort, thoughtful design and a sought-after location, this exceptional bungalow presents a rare opportunity for those seeking a high-quality home with versatile living space. Available with no onward chain.



“A beautifully upgraded home where light, space and setting come together effortlessly.”



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

Loft Room

The Loft Room was converted some years ago has not been created to form a part of the habitable living space, is not considered a bedroom and as it is presented does not benefit from building regulations. Interested parties should consider this space purely as accessible attic/loft storage.

UTILITIES

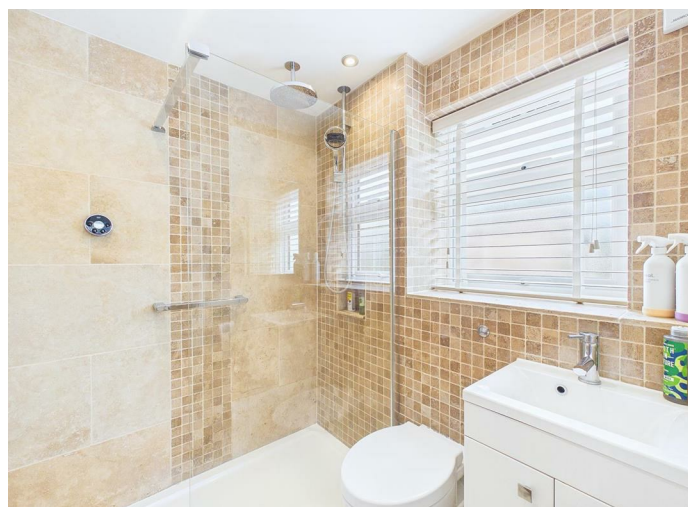
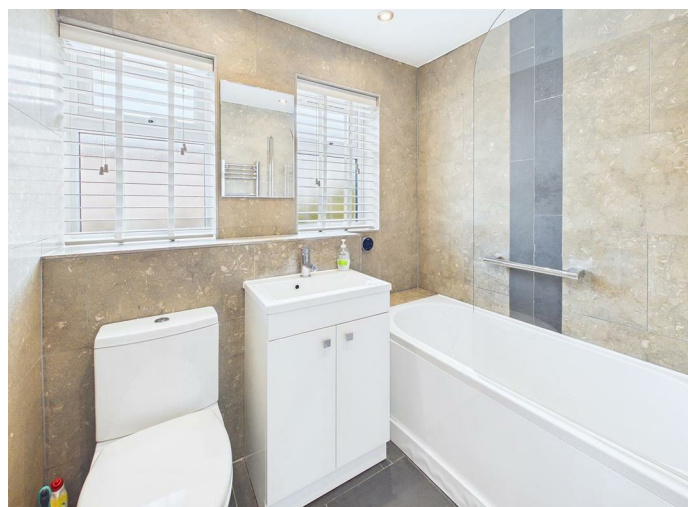
Mains gas, electric, water and drainage. Solar panels - owned.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1000 Mbps and highest available upload speed 1000 Mbps.

Mobile coverage is good outdoor and variable in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.



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