THE COACH HOUSE, 1 PARSONAGE COURT, PORTISHEAD BS20 6PH

Offering well-proportioned and versatile accommodation throughout, the property is centered around a spacious open-plan lounge/diner, creating a bright and welcoming main living area with ample space for a range of furnishings. Adjoining the living space is a separate fitted kitchen, comprising a good range of wall and base units with wood-effect vinyl-finished doors, complemented by ample black laminate worktop space. The kitchen further benefits from an integrated oven and hob, inset sink, integrated fridge and freezer, together with space and plumbing for a freestanding washing machine.

The accommodation continues with two well-proportioned double bedrooms, both providing comfortable and flexible spaces, with the principal bedroom further benefiting from built-in wardrobe space. Completing the accommodation is a modern three-piece shower room, fitted with a walk-in shower, wash basin and WC.

GARDENS

The property benefits from two attractive outdoor spaces, including a private rear garden, providing a pleasant and secluded area to enjoy. In addition, there is a communal garden situated to the side of the property, shared exclusively between the small development of neighbouring houses. Together, these spaces provide an appealing combination of private and communal outdoor areas, complemented by established greenery and mature surroundings.

PARKING

The property further benefits from two allocated parking spaces situated directly opposite, providing convenient off-road parking within close proximity to the property.

LOCATION

The Coach House is situated just off Church Road South, within a highly sought-after area of Portishead. The property is conveniently positioned within easy reach of the town's High Street and vibrant Marina, offering an excellent selection of local amenities including independent shops, cafés, restaurants, supermarkets and bars.

The location is set to become even more attractive with the reopening of Portishead's railway line, which is currently under construction and is due to bring direct passenger services to Bristol Temple Meads in around 25 minutes from 2028. The new station will provide an excellent additional transport link for commuters and those looking to enjoy the wider amenities of Bristol, further enhancing the appeal and long-term connectivity of this already highly desirable location.

MATERIAL INFORMATION

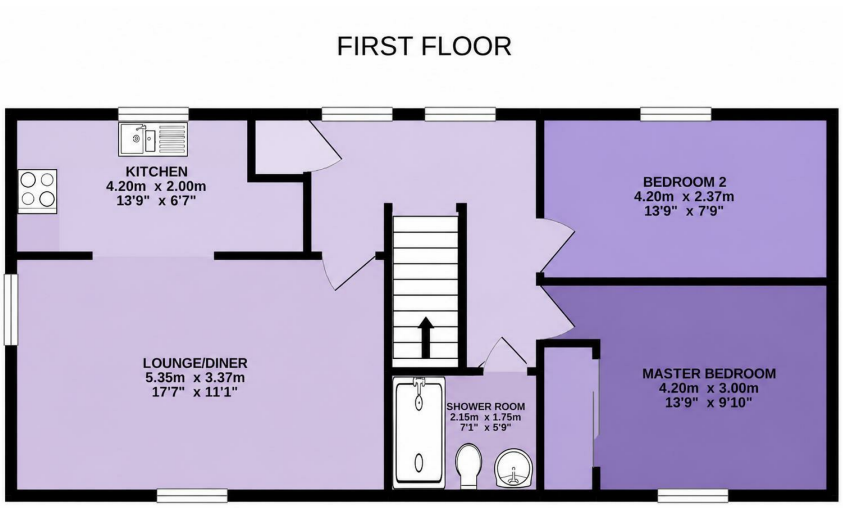
M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Council Tax: Band C

EPC Rating: TBC

Services & Utilities: Mains electricity, Mains gas central heating, Mains water supply and drainage



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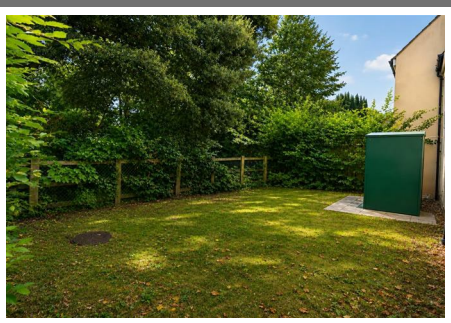

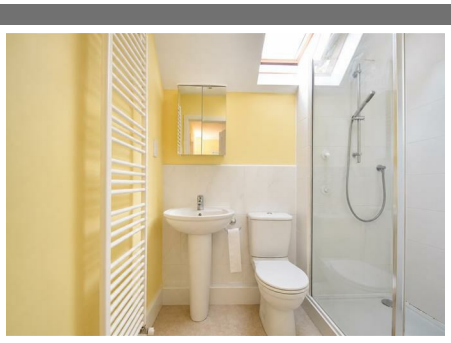

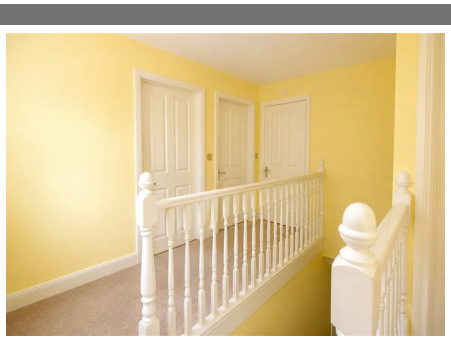

- Semi-Detached Coach House
- Approx. 689 Sq.Ft
- Private & Communal Gardens
- Two Allocated Parking Spaces
- Two Double Bedrooms
- No Onward Chain
- Freehold Property
- Conveniently Located Near Local Amenities

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

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