

*Severnside*  
*Estate Agents*



**Honey House, New Passage Road, Pilning, BS35 4LZ**

**£475,000**

**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 detached bungalow tucked away at the end of New Passage Road in a charming rural location. Set on a generous plot the property has been updated but offers plenty of potential for further enhancement - ideal for couples or families seeking something a little different. Step inside via a central hallway leading to a spacious lounge, a large kitchen/diner, three well-proportioned bedrooms, and a bathroom which is ready to complete to your own specification. Outside, the property benefits from enclosed gardens to both the front and rear, offering privacy and space for outdoor entertaining or gardening enthusiasts. A driveway provides ample off-street parking for several vehicles. The property also features uPVC double glazing throughout. This is a wonderful opportunity to acquire a distinctive home with character and scope to create your perfect countryside retreat. Early viewings are highly recommended to appreciate the setting, potential, and versatility this property has to offer.

Pilning has all the benefits of a small village but also benefits from its close proximity to The Mall at Cribbs Causeway; the premier shopping destination in the South West. 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.

Nearby Severn Beach sits on a coastline which is a 'Site of Special Scientific Interest'. With open aspects and beautiful walks along the Severn Estuary this area is a perfect spot for walkers and dog owners alike.

With local public transport into Bristol via bus links or from the train station situated in Severn Beach. The close proximity of the M4/M5 interchange also makes it an ideal location for commuters.

Pilning has a doctor's surgery with pharmacy, and children's playpark within the village plus a local school 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 entrance door to:

**CENTRAL HALLWAY** **3.25m x 2.99m (10'8 x 9'10)**

With doors to:

**LOUNGE** **4.48m x 4.10m (14'8 x 13'5)**

With upvc double glazed window to rear aspect.

**KITCHEN/DINER** **4.94m x 4.02m (16'2 x 13'2)**

With upvc double glazed window to rear aspect, double glazed French doors to rear garden, some base units with worktop over, sink unit with mixer tap over.

**BEDROOM ONE** **4.22m x 3.10m (13'10 x 10'2)**

With upvc double glazed window to front aspect.

**BEDROOM TWO** **3.72m x 2.94m (12'2 x 9'8)**

With upvc double glazed window to front aspect.

**BEDROOM THREE** **3.72m x 2.93m (12'2 x 9'7)**

With upvc double glazed window to side aspect.

## **BATHROOM**

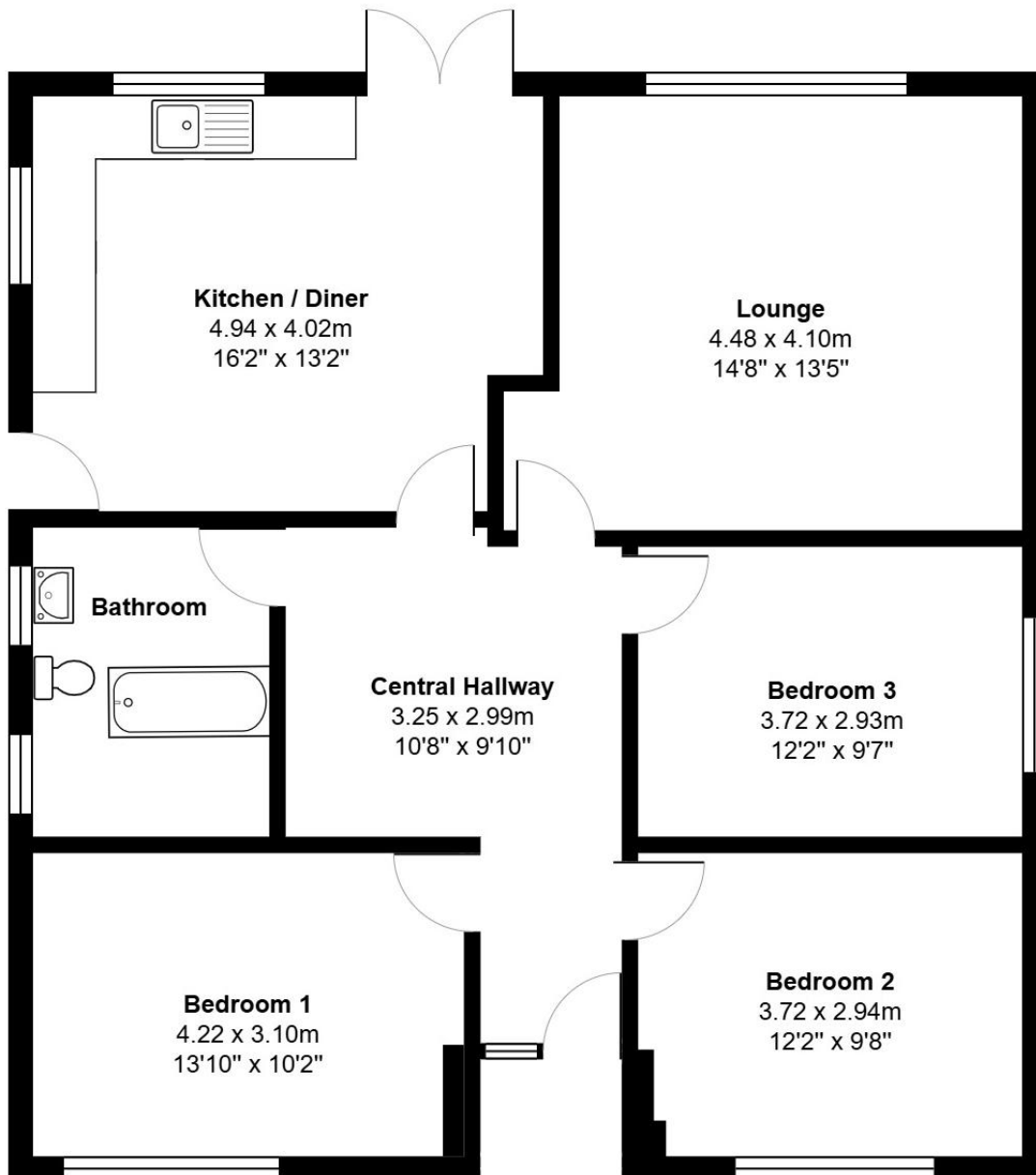
With upvc obscure double glazed windows, bath, pedestal wash hand basin, wc.

## **FRONT**

Gated access to driveway providing off street parking for several vehicles, lawned area with access to front entrance.

## **REAR AND SIDES**

Fully enclosed garden laid to lawn.



Honey House  
New Passage Road  
Pilning  
BRISTOL  
BS35 4LZ

Energy rating  
**G**

Valid until  
**9 November 2035**

Certificate number  
**9390-2950-8590-2495-6681**

Property type: Detached house

Total floor area: 96 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	15 G	



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

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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