



40 Rustic Park, Beach Road, Severn Beach, BS35 4PH

£160,000

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 this beautifully presented detached park home set in its own gardens and situated on a small park close to local amenities and within the popular village of Severn Beach. The property briefly comprises an entrance porch, modern re-fitted kitchen, lounge diner, inner hallway, one double bedroom plus a smaller room currently used for storage and a generous sized shower room. Further benefits to the property include LPG gas central heating, upvc double glazing, gardens, brick built shed and parking.



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 - Rustic Park is a site for over 50's only. Ideally for cash buyers only as mortgages are not available on Park homes.

ENTRANCE

Via entrance door to:

PORCH

With upvc double glazed window to side aspect, space for dishwasher, door to:

LOUNGE/DINER

3.75m x 3.74m (12'3 x 12'2)

With upvc double glazed windows to front aspect and side aspects, feature fireplace.

KITCHEN

3.75m x 2.28m (12'3 x 7'5)

With upvc double glazed window to rear aspect, range of wall and base units with worktop over, sink unit with mixer tap over, built in hob with extractor hood over, space for fridge freezer, door to:

INNER HALLWAY

With doors to:

BEDROOM ONE

3.75m x 2.30m (12'3 x 7'5)

With upvc double glazed window to side aspect.

BOX ROOM

2.50m x 1.05m (8'2 x 3'4)

With upvc double glazed window to side aspect.

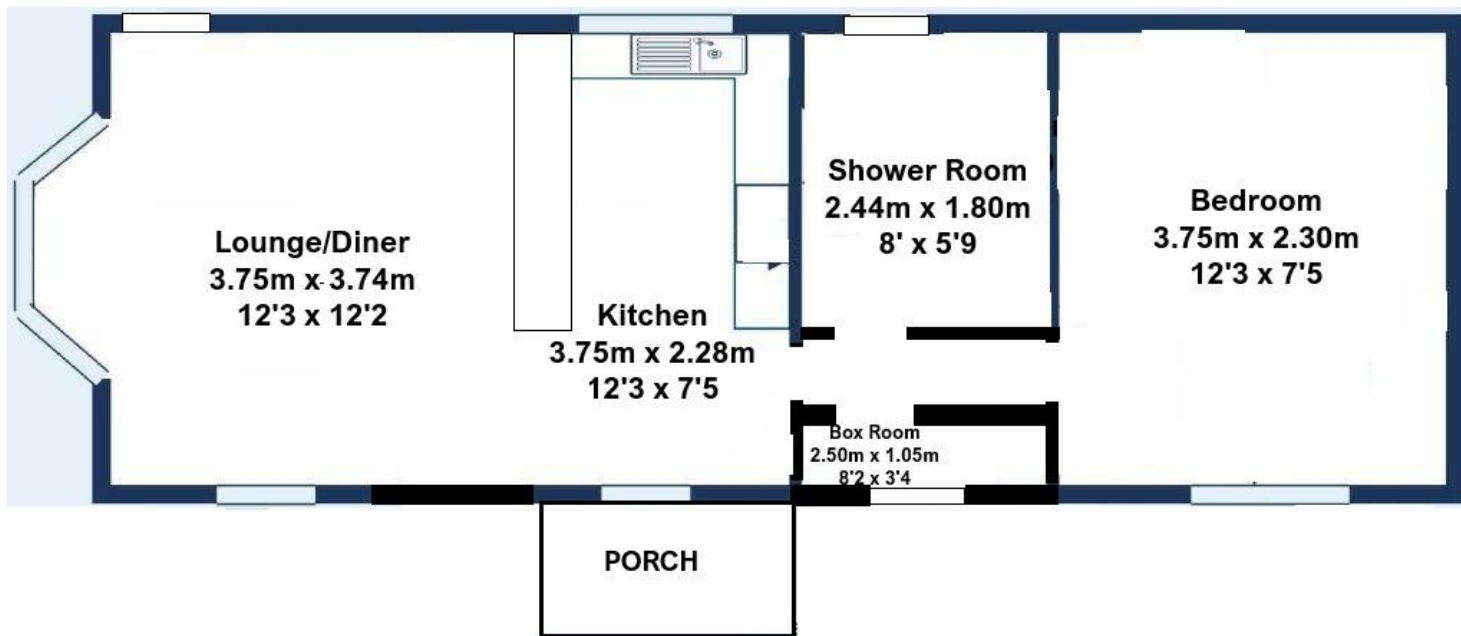
SHOWER ROOM

2.44m x 1.80m (8' x 5'9)

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

GARDENS

Wrap around gardens laid to patio and gravel, brick built storage shed, shed unit to rear of porch housing washing machine and tumble dryer.



TENURE: The vendor has advised us that the property has site fees payable. Current amount tbc. Purchasers should obtain confirmation of fees prior to purchase.



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.