47 JACOBS MEADOW, PORTISHEAD BS20 7LN

Situated in a popular residential location on the Vale, this two-bedroom home offers well-balanced accommodation across two floors, making it an ideal purchase for first-time buyers, downsizers or buy-to-let investors. Benefiting from a spacious living/dining room, separate fitted kitchen, downstairs WC and two well-proportioned bedrooms, the property combines practical living with comfortable accommodation.

The property is entered via the front door into a welcoming entrance hall, providing access to the principal ground floor accommodation and staircase rising to the first floor. A convenient downstairs WC is located off the hallway.

To the rear of the property is a bright and spacious open-plan living/dining room measuring approximately 12'5" x 13', offering ample space for both lounge and dining furniture. A large rear-facing window allows plenty of natural light, creating an ideal space for relaxing or entertaining.

The separate fitted kitchen is positioned to the front of the property and measures approximately 8'8" x 6'5". The kitchen offers a practical layout with worktop and appliance space, making excellent use of the available footprint.

The first floor comprises two bedrooms and the family bathroom. Bedroom One is a generous double room measuring approximately 8'8" x 13', overlooking the rear of the property and benefiting from built-in storage. Bedroom Two is a comfortable single bedroom measuring approximately 9'8" x 6'9", ideal as a child's room, guest bedroom or home office, and also includes built-in wardrobe space.

Completing the accommodation is the family bathroom, fitted with a bath, wash hand basin and WC.

OUTSIDE

To the rear, the property enjoys a well-maintained, northwest-facing garden, allowing you to make the most of the afternoon and evening sunshine. Designed for low-maintenance living, the garden features a paved patio, attractive circular lawn with decorative gravel borders, and mature planting, creating an inviting outdoor space for relaxing or entertaining. The garden is fully enclosed, offering a good degree of privacy.

ALLOCATED PARKING

The property features two allocated parking spaces in front of the property.

LOCATION

Situated within the highly regarded The Vale development, this property enjoys a convenient position on the eastern side of Portishead, a popular coastal town offering an excellent balance of modern convenience and green open spaces. The area is particularly favoured by families and professionals, benefiting from attractive residential streets, nearby parks and an extensive network of footpaths and cycleways. A wide range of everyday amenities are within easy reach, including supermarkets, independent shops, cafés, restaurants and leisure facilities, while the ever-popular Portishead Marina and vibrant High Street offer an excellent selection of waterside dining, boutique shopping and recreational opportunities. The property is well placed for families, with a number of highly regarded primary schools nearby, together with the sought-after Gordano School. Outdoor enthusiasts are equally well catered for, with the Gordano Valley, Nature Reserve, Lake Grounds and coastal paths all within easy reach.

For commuters, Portishead offers excellent road links via the A369 to Bristol city centre, the M5 motorway and the wider South West, alongside regular bus services into Bristol. The town is also set to benefit from the reopening of the Portishead to Bristol railway line, a significant infrastructure investment that will provide direct rail services into Bristol Temple Meads, further enhancing connectivity and making the area an even more attractive place to live.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: B

Local Authority: North Somerset Council

Heating: Gas-fired central heating

Utilities: Mains electricity, gas, water and drainage

Broadband: Ultrafast broadband available (subject to provider)

Mobile Coverage: Available from all major networks (subject to provider)

GOODMAN & LILLEY

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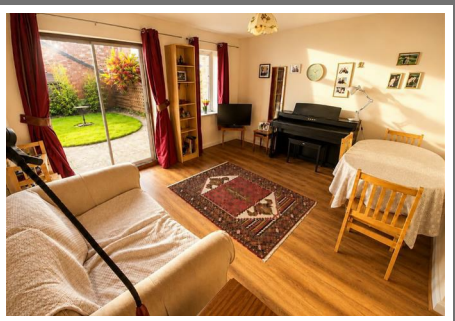

- Cul-De-Sac Position
- Ideal investment, downsize or first time buyer purchase
- Approximately 548.8 Sq. Ft
- Sunny rear garden
- Close to amenities & schools
- No onward chain
- Two allocated parking spaces
- Viewing highly advised

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

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