



7 LINNET GARDENS

PORTISHEAD
BS20 7NB



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- Three-bedroom semi-detached home overlooking an attractive green
- Separate fitted kitchen overlooking the enclosed rear garden
- No Onward Chain
- Drive-through Garage & Parking Space
- Two reception rooms providing flexible everyday living space
- Principal double bedroom with its own en-suite shower
- Southerly-facing rear garden with patio and planted borders
- Village Quarter setting with planned Bristol rail connection

Upstairs, the accommodation comprises two double bedrooms and a generous single. The principal bedroom overlooks the rear garden and benefits from an en-suite shower room, fitted with a shower enclosure, wash basin and WC. The second double bedroom enjoys the outlook towards the green at the front, while the third bedroom offers flexibility as a child's bedroom, guest room or dedicated workspace. A separate family bathroom serves these rooms and includes a bath with a shower over, wash basin and WC. An airing cupboard on the landing provides further storage.

OUTSIDE

The enclosed rear garden enjoys a southerly aspect and offers several areas for relaxation and entertaining. A patio immediately adjoining the house provides a convenient spot for a table and chairs, leading onto a lawn with raised beds and planted borders. A decked barbecue area adds another space for summer gatherings, with timber fencing enclosing the garden. The drive-through garage, accessed via an up-and-over door, provides useful additional storage and complements the practical accommodation on offer.

GARAGE

The drive-through garage, accessed via an up-and-over door, provides useful additional storage and complements the practical accommodation on offer.

LOCATION

Situated on Portishead's Village Quarter, Linnet Gardens enjoys an appealing position overlooking a green, combining a residential setting with access to the town's amenities. Portishead Marina offers a choice of waterside cafés, bars and restaurants, while the High Street provides shops and everyday services. The Lake Grounds and seafront offer further opportunities for recreation, with open green spaces, coastal walks and the town's outdoor swimming pool. For commuters, Junction 19 of the M5 provides connections towards Bristol and the wider motorway network. The planned reopening of the Portishead railway line is expected to improve transport links further, with passenger services currently scheduled to begin in winter 2028/29. Plans include an hourly direct service to Bristol Temple Meads, with a journey time of approximately 25 minutes.

MATERIAL INFORMATION

Tenure: Freehold

Council tax: North Somerset Council — Band D

EPC rating: C

Mains services connected



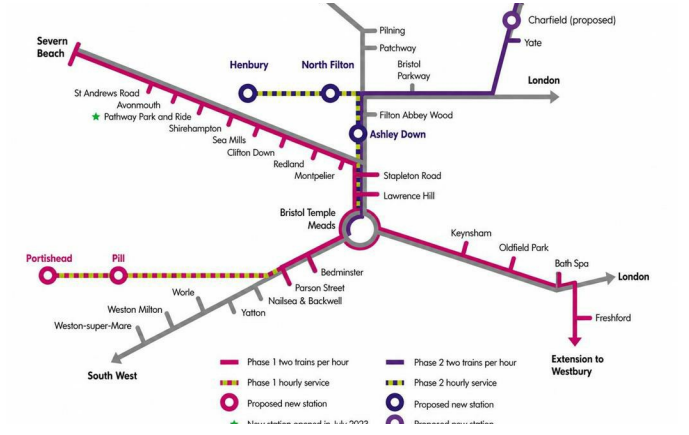




Parking: Carport garage with addition space beyond the garage

Broadband and mobile: Availability, speeds and coverage should be checked with the relevant providers.





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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE
AND NOT TO BE RELIED UPON AS A
STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
976.50 SQ FT

COUNCIL TAX BAND : C

RECEPTION ROOM : 2

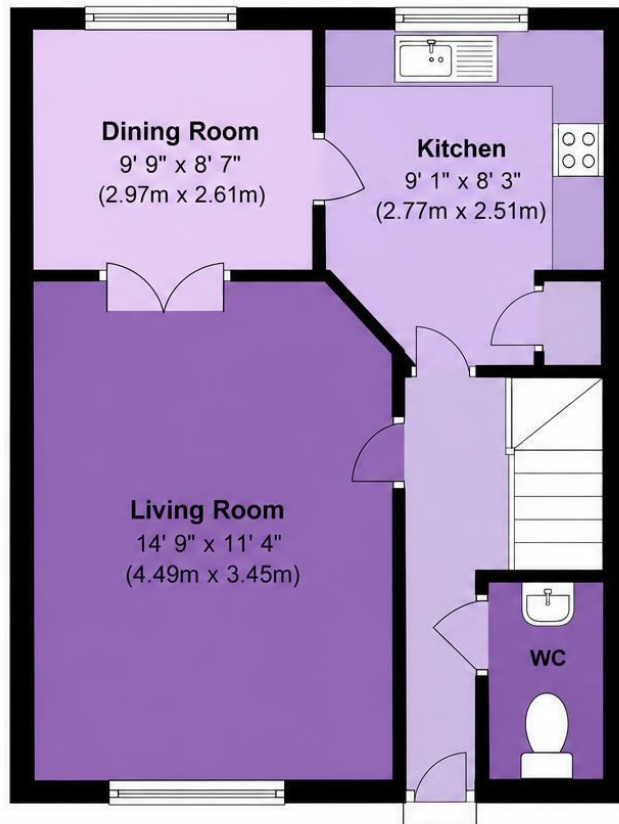
BEDROOMS : 3

BATHROOMS : 2

FREEHOLD

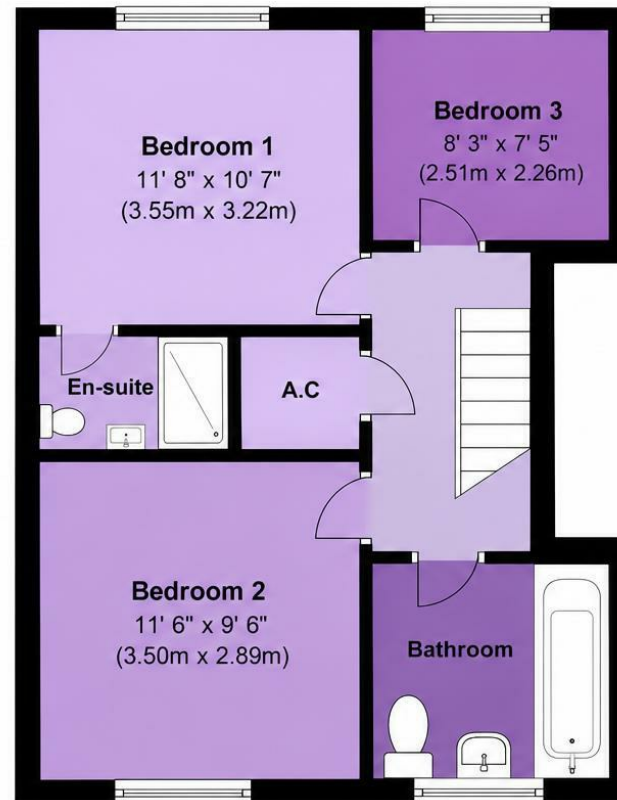
Ground Floor

Approx. 41.5 sq. metres (446.3 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.2 sq. feet)



Total area: approx. 90.7 sq. metres (976.5 sq. feet)





GOODMAN & LILLEY

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151

CLEVEDON

28 Hill Road
Clevedon, BS21 7PH
cleveland@goodmanlilley.co.uk

01275 403 660

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