GOODMAN & LILLEY

# 27 PERRETT WAY, HAM GREEN, BS20 0HX

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## ACCOMMODATION

This exceptional three-bedroom maisonette offers an impressive sense of space, natural light, and modern living,

The property is approached via a well-maintained communal entrance and opens into a bright and generously proportioned interior. At its heart is a stunning lounge, beautifully enhanced by large picture windows that flood the room with natural light and create a warm, inviting atmosphere throughout the day. From here, a private walk-out balcony provides an ideal spot for morning coffee or evening relaxation, offering a seamless extension of the living space.

The well-appointed kitchen/diner is designed for both everyday living and entertaining, featuring ample storage, integrated appliances, and space for dining, making it a sociable and practical hub of the home.

Accommodation comprises three well-sized bedrooms, each thoughtfully arranged to maximise comfort and privacy. The principal bedroom benefits from its own en-suite shower room, while a second bedroom also enjoys an en-suite, adding a rare level of convenience and flexibility for guests or family members. A contemporary family bathroom completes the internal layout, finished in a clean, modern style.

Throughout the property, large windows ensure an abundance of natural light, enhancing the sense of space and contributing to a calm, welcoming environment.

Externally, the home further benefits from allocated garage parking, a highly sought-after feature in this location, providing both security and convenience.

This superb maisonette combines generous proportions, modern finishes, and an a convenient location, making it an ideal home for those seeking low-maintenance living without compromise on space or quality.

## LOCATION

Occupying an enviable position along the prestigious Perretts Way in the heart of Ham Green, this exceptional residence enjoys a wonderfully tranquil setting adjoining open playing fields and attractive green spaces, whilst remaining remarkably convenient for both Bristol and the surrounding North Somerset coastline.

Perfectly suited to an active and outdoors lifestyle, the property is moments from the scenic Pill to Bristol cycle path, with easy access to the renowned Bristol and Bath Railway Path, as well as the picturesque Ham Green Lakes and an abundance of countryside walks.

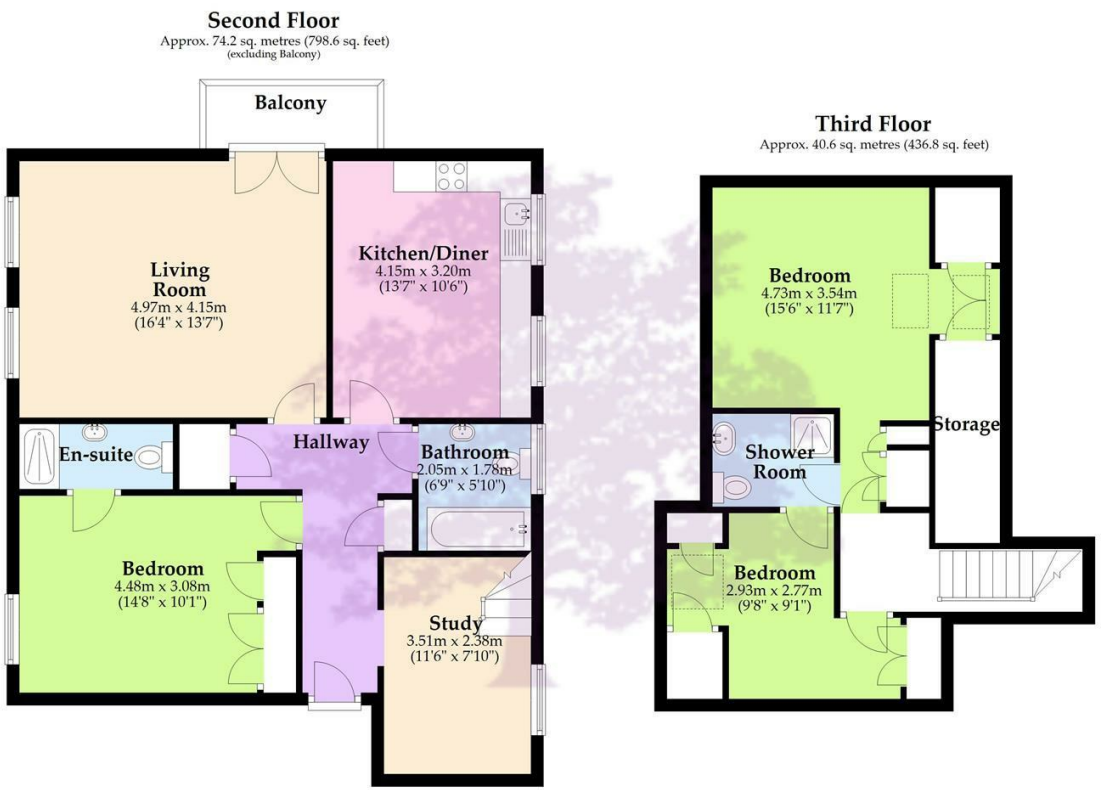
Despite its peaceful semi-rural atmosphere, the property is located just approximately 3.5 miles from the boutiques, cafés and acclaimed restaurants of Clifton Village, while also being within easy reach of the vibrant coastal town of Portishead. Portishead offers an excellent selection of waterfront restaurants, bars and leisure facilities centred around its popular marina, together with attractive coastal walks and access to the nearby Portishead Marina and the stunning coastline of the Severn Estuary.

Excellent connectivity is provided via the nearby M4 and M5 motorway network, ensuring straightforward access to Bristol's commercial centre, the South West, London and beyond

## ADDITIONAL INFORMATION

27 Perrett Way
Tenure; Leasehold
Council Tax Band; B (North Somerset Council)
EPC; Couthwest Relocation Managenent Co
Services; Mains gas, electric water & drainage
Annual Ground Rent £132
Bi Annual service charge £996.27
Reserve Fund Payment £65.40

# FLOORPLAN




Total area: approx. 114.8 sq. metres (1235.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.

GOODMAN & LILLEY

## GOODMAN & LILLEY BRANCH NETWORK

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### LETTINGS
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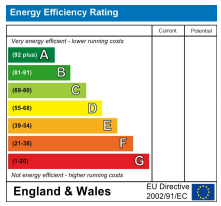
3 Bedrooms
Tenure - Leasehold

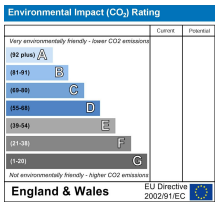
1 Reception Rooms
Total 1235.40 sq ft

2 Bathrooms
Council tax band - B

- Perrett Way, Ham Green
- Spacious living room with private balcony
- Family bathroom and two ensuites
- No onward chain

- 3 bedroom upper masisonette
- Large kitchen/diner
- Ample storage
- Garage & additional communal parking




Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am–4.00pm