



39a Ableton Lane, Severn Beach, BS35 4PP

£300,000

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 well-presented three-bedroom semi-detached home, occupying a pleasant position within a quiet cul-de-sac. Well maintained throughout, the property offers comfortable and practical accommodation ideally suited to families, first-time buyers or those looking for a home with useful outside space and parking.

The ground floor has an entrance hallway and comprises a well-equipped fitted kitchen, a convenient downstairs cloakroom, and generous lounge/diner providing an excellent space for both relaxing and entertaining, with access to the rear garden. To the first floor are three bedrooms, offering flexibility for family living, guest accommodation or home working, together with a family shower room.

Outside, the property benefits from a fully enclosed rear garden, providing a private and secure space for outdoor dining, entertaining or family enjoyment. To the front, a driveway provides off-street parking and access to the garage, offering valuable additional parking or storage. Further benefits include gas central heating and uPVC double glazing.



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.



Severn Beach has a local school within the village 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:

HALLWAY

With stairs to first floor, radiator, doors to:

DOWNSTAIRS CLOAKROOM

With wash hand basin, wc, radiator.

LOUNGE/DINER

5.23m x 3.45m (17'2 x 11'4)

With upvc double glazed window to rear aspect, upvc double glazed French doors to rear garden, radiator x2.

KITCHEN

3.05m x 2.67m (10' x 8'9)

With upvc double glazed window to front aspect, range of wall and base units with worktop over, sink unit with mixer tap over, built in double oven, built in hob with extractor hood over, built in microwave, space for fridge freezer, space for washing machine.

LANDING

With access to loft, radiator, doors to:

BEDROOM ONE

3.53m x 3.05m (11'7 x 10')

With upvc double glazed window to rear aspect, built in cupboard housing combination boiler, radiator.

BEDROOM TWO

3.05m x 2.95m (10' x 9'8)

With upvc double glazed window to front aspect, radiator.

BEDROOM THREE

2.54m x 2.08m (8'4 x 6'10)

With upvc double glazed window to rear aspect, radiator.

BATHROOM

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

FRONT

Driveway providing off street parking and access to garage. Gated side access to rear garden.

REAR

Fully enclosed garden mainly laid to lawn with patio area, summerhouse with power.

GARAGE

With up and over door, power and light.



39a, Ableton Lane Severn Beach BRISTOL BS35 4PP		Energy rating C
Valid until	Certificate number	
10 May 2027	8573-7725-5060-6179-1996	

Property type Semi-detached house

Total floor area 75 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	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.