



45 MENDIP ROAD, PORTISHEAD, BS20 6DE



# 45 MENDIP ROAD

## PORTISHEAD BS20 6DE

- Ground Floor Apartment
- Separate Living Room and Kitchen
- Close to Amenities
- Popular Town Location
- Two Double Bedrooms
- Spacious Garden
- Close to Popular 'High Down' Primary School

Perfectly suited to first-time buyers, downsizers or investors alike, this apartment offers spacious, light-filled accommodation, thoughtfully designed to provide comfortable and practical living, complemented by a private easterly facing garden and an enviable location close to Portishead's excellent amenities.

Stepping inside, the apartment reveals a bright and well-balanced layout, with a welcoming entrance hall complete with a practical built-in storage cupboard. The well-appointed kitchen is fitted with a comprehensive range of wood-effect base units and contrasting white wall units, creating a functional and inviting space with ample storage and generous worktop preparation areas.

The generous living room, offers an excellent space in which to relax or entertain. Filled with natural light, it provides plenty of room for both comfortable seating and dining, creating a versatile living environment suited to modern lifestyles.

The property further benefits from two well-proportioned double bedrooms, each offering comfortable and flexible accommodation, ideal for couples, families or those requiring a home office. Completing the accommodation is a contemporary family bathroom, fitted with a bath with shower over, a wash basin and WC.

### GARDEN

Externally, the apartment enjoys the added benefit of a private easterly facing garden, thoughtfully arranged with a generous lawn and a paved patio area. Perfectly positioned to capture the morning sun, this delightful outdoor space provides an ideal setting for al fresco dining, entertaining family and friends, or simply relaxing during the warmer months.

### LOCATION

Occupying a position just off the ever-popular Down Road, this well-proportioned home enjoys a peaceful residential setting while remaining within easy reach of an excellent range of local amenities. Highly regarded High Down School, the convenient shops at West Hill, the picturesque Lake Grounds and Portishead's vibrant High Street are all just a short stroll away, making this an ideal location for families and professionals alike.

### AGENT NOTES

Tenure: Leasehold

Council Tax Band: B

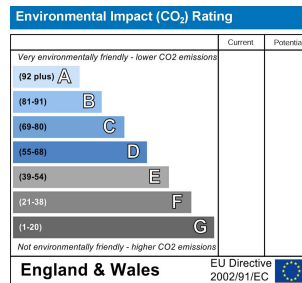
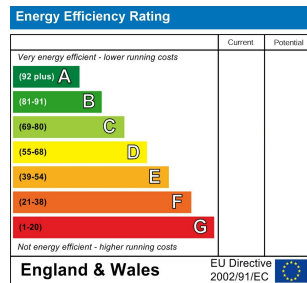
EPC Rating: TBC

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

Please note, images have been edited to remove clutter.









## Ground Floor

Approx. 68.3 sq. metres (735.3 sq. feet)



Total area: approx. 68.3 sq. metres (735.3 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.



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