



4 WEST PARADE

SEAMILLS
BS9 2JU

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LOCATION

The location is particularly popular with families and commuters alike, benefitting from excellent transport links including Sea Mills train station, the Portway Park & Ride, and regular local bus services. A charming local square with shops and a café is just a short stroll away, while the nearby Blaise Castle Estate and Kings Weston Estate provide fantastic open spaces for walking and recreation. The area is also well served by two highly regarded local schools and a nearby doctors' surgery.

ENTRANCE HALL

uPVC double glazed door to front aspect, Radiator, stairs, door to sitting room and kitchen

SITTING ROOM

16'6" x 10'0"

uPVC double glazed window to front aspect, fireplace, radiator, uPVC double glazed sliding door to garden

KITCHEN/DINING ROOM

17'1" x 6'7"

uPVC double glazed window to rear & front aspects, fitted matching base and eye level units with granite effect round edged worktops, matching breakfast bar with storage under, 1 + 1/4 bowl stainless steel sink with single drainer and stainless steel swan neck mixer tap, wall mounted combination boiler, integrated fridge/freezer, plumbing for washing machine and dishwasher, fitted oven, built-in five ring gas hob with extractor hood over, uPVC door to garden

BEDROOM 1

16'6" x 10'10"

uPVC double glazed window to rear & front aspects, radiator, door to landing

BEDROOM 2

8'6" x 12'6"

uPVC double glazed window to rear aspect, radiator, door to landing

BEDROOM 3

7'7" x 11'1"

uPVC double glazed window to front aspect, radiator, door to landing

BATHROOM

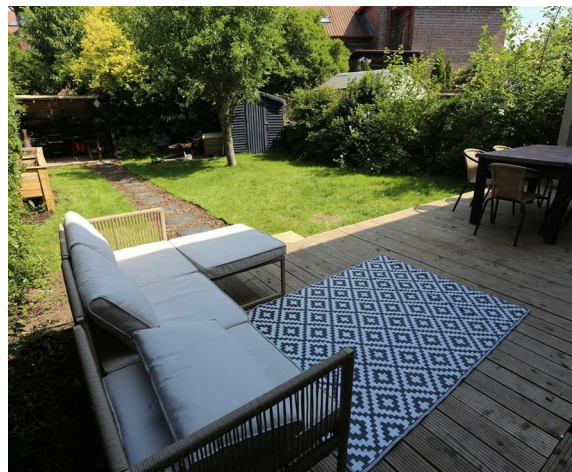
uPVC double glazed frosted window to rear aspect, three piece modern suite comprising paneled bath with independent shower and with glass screen, wash hand basin and low-level WC, ceramic tiled splashback,

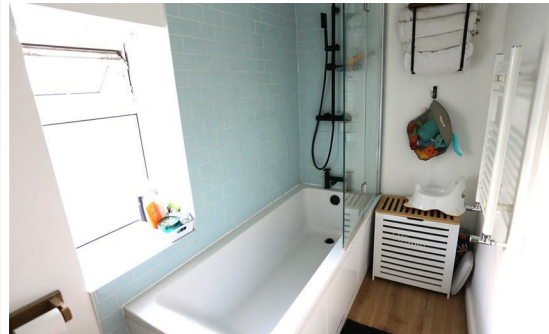
GARDENS

A lovely front garden which is laid to lawn to one side, access to shared alley, off street parking. A particular highlight of the property is the delightful sunny rear garden, enclosed by hedge boundary and thoughtfully designed to create a wonderful outdoor family space. Features include a decking area, a lovely lawn, and a private BBQ and seating area at the rear — perfect for enjoying the evening sun and entertaining family and friends.

PARKING

There is parking to the front







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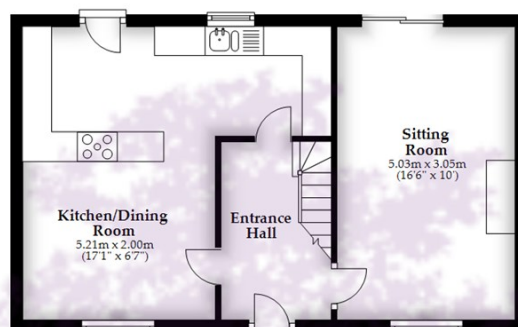
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Ground Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.4 sq. feet)



Total area: approx. 89.1 sq. metres (958.6 sq. feet)

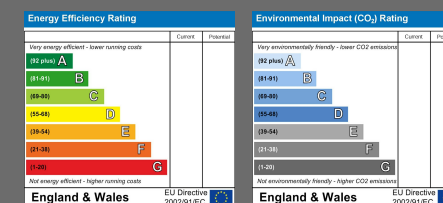
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

3 BEDROOMS
TENURE - FREEHOLD

2 RECEPTION ROOMS
IN ALL SQ.FT

1 BATHROOMS
COUNCIL TAX BAND - C

- Spacious and well-presented 1930s family home with 3 generous double bedrooms
- Within walking distance of local shops, schools and café
- Generous kitchen/diner ideal for family living and entertaining
- Off-street parking and front garden
- Excellent transport links including Sea Mills train station, Portway Park & Ride, and local bus routes
- Close to Blaise Castle Estate and Kings Weston Estate for outdoor recreation
- Beautifully maintained sunny rear garden with decking area, lawn, and private BBQ/seating area
- Abundance of natural light creating a warm and welcoming atmosphere



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