



7 Beach Avenue, Severn Beach, BS35 4PD

£260,000

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 this well-presented two-bedroom end-terraced home, benefiting from the added advantage of approved planning permission for a two-storey side extension. This provides an excellent opportunity for buyers looking to significantly increase the living accommodation and create a home tailored to their needs.

Conveniently positioned within easy reach of local shops, transport links and the picturesque walks at Severn Beach, the property offers a practical location alongside excellent potential for future improvement.

The accommodation begins with an entrance porch leading into a welcoming lounge. To the rear is a fitted kitchen incorporating a breakfast bar, which opens into a bright conservatory currently used as a dining area and enjoying views over the well-maintained rear garden with a useful detached annexe, providing valuable additional space and offering excellent versatility for use as a home office, gym, games room or hobby space.

On the first floor are two bedrooms and a family bathroom. Further benefits include gas central heating, double glazing throughout, a front garden and driveway providing off-road parking. A carport is situated to the side of the property, while the approved planning permission offers exciting scope to substantially extend the existing accommodation.

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:

ENTRANCE PORCH

With upvc double glazed window to side aspect, radiator, door to:

LOUNGE

4.38m x 3.86m (14'4 x 12'8)

With upvc double glazed window to front aspect, stairs to first floor, radiator.

KITCHEN / BREAKFAST ROOM

3.86m x 2.68m (12'8 x 8'9)

With upvc double glazed window and door to Conservatory, range of wall and base units with worktop over, sink unit with mixer tap over, built in oven with hob and extractor hood over, integral fridge freezer, space for washing machine, space for dishwasher, breakfast bar, gas boiler, radiator.

CONSERVATORY

3.86m x 2.00m (12'8 x 6'7)

With dwarf wall and upvc double glazed windows, upvc double glazed door to rear garden.

LANDING

With access to loft, doors to:

BEDROOM ONE

3.86m x 3.82m (12'8 x 12'6)

With upvc double glazed window to front aspect, built in cupboards, radiator.

BEDROOM TWO

3.36m x 2.28m (11' x 7'6)

With upvc double glazed window to rear aspect, radiator.

BATHROOM

2.44m x 1.54m (6' x 5'1)

With upvc obscure double glazed window, bath with electric shower over, vanity unit with wash hand basin, wc, radiator.

FRONT

Driveway providing off street parking, garden area, access to carport and rear garden.

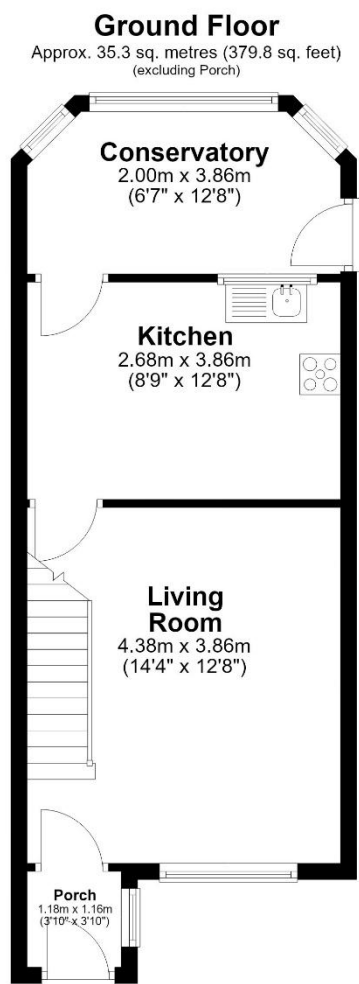
REAR

Fully enclosed garden mainly laid to lawn with patio area, flower and shrub border, detached annexe currently used as a gym with solar powered lighting.

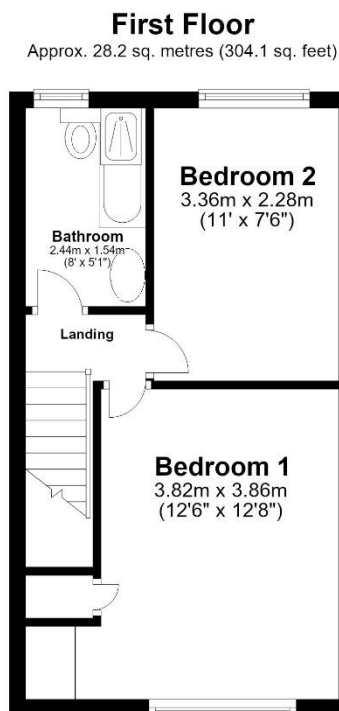
PLANNING PERMISSION

Reference – P26/00306/HH

<https://developments.southglos.gov.uk/online-applications/applicationDetails.do?keyVal=TAA3AROKIIM00&activeTab=summary>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Total area: approx. 63.5 sq. metres (683.8 sq. feet)

7 Beach Avenue Severn Beach BRISTOL BS35 4PD		Energy rating D	
Valid until 16 September 2036		Certificate number 9331-3066-0201-6306-5200	

Property type End-terrace house

Total floor area 57 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 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

- These details are intended for guidance and to assist you in deciding whether to view the property.
- Appliances, equipment and services have not been tested by Severnside Estate Agents Ltd. Measurements are not guaranteed.
- These particulars are provided on the understanding that all negotiations will be done through Severnside Estate Agents Ltd.

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