



48 Severn Beach, Severn Beach, BS35 4PF

£250,000

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 onward chain, this two-bedroom semi-detached home, offering an excellent potential for buyers looking to put their own stamp on a property. The accommodation briefly comprises an entrance hallway, lounge, kitchen/diner and a conservatory overlooking the rear garden. To the first floor there are two bedrooms and a shower room. Further benefits include gas central heating and UPVC double glazing. Externally, the property benefits from a shared driveway leading through double gates to a private driveway and a large double garage situated at the bottom of the fully enclosed rear garden.

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 upvc entrance door to:

HALLWAY

With stairs to first floor, doors to:

LOUNGE

4.09m x 3.42m (13'5 x 11'3)

With upvc double glazed window to front aspect, feature fireplace, understairs alcove, radiator.

KITCHEN / DINER

4.09m x 2.71m (13'5 x 8'11)

With upvc double glazed window to side aspect, door to conservatory, range of wall and base units with worktop over, sink unit with mixer tap over, cooker with extractor hood over, washing machine, integral dishwasher, space for fridge, space for fridge freezer radiator.

CONSERVATORY

3.20m x 2.86m (10'6 x 9'5)

Of upvc double glazed construction, double doors to rear garden, radiator.

LANDING

With doors to:

BEDROOM ONE

4.09m x 3.50m (13'5 x 11'6)

With upvc double glazed window to front aspect, built in wardrobes and drawers, storage cupboard and cupboard housing combination boiler, radiator.

BEDROOM TWO

3.81m x 2.06m (12'6 x 6'9)

With upvc double glazed window to rear aspect, access to loft space via loft ladder, radiator.

SHOWER ROOM

1.93m x 1.69m (6'4 x 5'7)

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

FRONT

Shared driveway providing access to double gates leading to off street parking and access to rear garden and garage, garden area with a selection of shrubs.

REAR

Fully enclosed garden laid to patio.

GARAGE

6.12m x 5.74m (20'1 x 18'10)

Double, detached garage with up and over door.

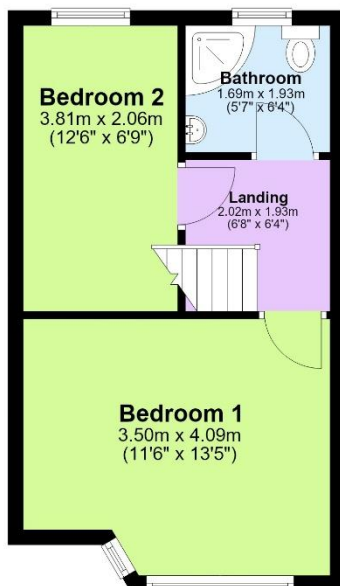
Ground Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



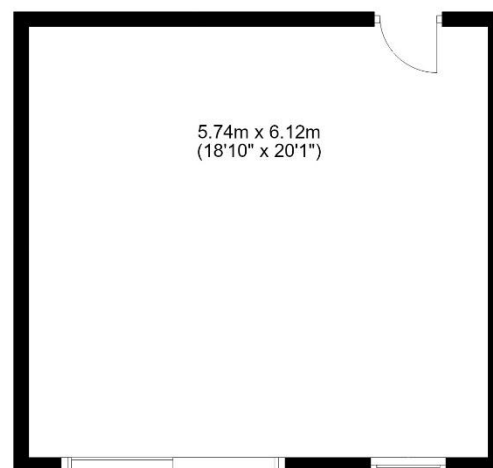
First Floor

Approx. 29.2 sq. metres (313.9 sq. feet)



Garage

Approx. 35.1 sq. metres (378.1 sq. feet)



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. 102.9 sq. metres (1107.8 sq. feet)

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Plan produced using PlanUp.

48 Beach Road Severn Beach BRISTOL BS35 4PF		Energy rating D
Valid until	Certificate number	
21 October 2036	5790-3628-0522-6621-3063	

Property type Semi-detached house

Total floor area 82 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 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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