

*Severnside*  
*Estate Agents*



**42 Salthouse Farm, Severn Beach, BS35 4NH**

**£240,000**

**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 park home which offers spacious and versatile accommodation throughout.

The welcoming entrance hall provides access to a bright and comfortable lounge, which in turn opens onto a conservatory, creating an ideal space to relax and enjoy the surrounding views. The property also benefits from a spacious kitchen/dining room, a separate utility room, three bedrooms, a bathroom plus an en-suite shower room to the master bedroom. Additional features include gas central heating, double glazing, a driveway providing off-street parking and access to the garage.

Situated on a generous plot overlooking the pond and adjacent to the coastal walk, and occupying an enviable position within the development, this attractive home combines comfortable living with a peaceful setting, making it an excellent choice for those seeking a tranquil lifestyle close to local amenities and scenic coastal walks.

The popular development Salthouse Farm is a stunning 8-acre, secluded and private, residential estate for retired and semi-retired people aged 50+. Originally a dairy farm and holiday site, the park, as it is now, was completed in 2006. The park has since grown into a friendly and neighbourly community with modern homes, spacious gardens, individual parking and wide level roads.

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.

**PLEASE NOTE - Ideally for cash buyers only as mortgages are not available on Park homes.**



## **ENTRANCE**

Via entrance door to:

## **HALLWAY**

With storage cupboard, radiator, doors to:

## **LOUNGE**

With upvc double glazed window to side aspect, feature fireplace, radiator, double doors to:

## **CONSERVATORY**

Of upvc double glazed construction, door to garden.

## **KITCHEN / DINER**

With upvc double glazed window to side and rear aspects, range of wall and base units with worktop over, sink unit with mixer tap over, built in oven, built in hob with extractor hood over, fridge freezer, radiator, door to:

## **UTILITY ROOM**

With upvc double glazed door to side aspect, range of wall and base units with worktop over, gas boiler, space for washing machine, space for dishwasher/tumble dryer, radiator.

## **BEDROOM ONE**

With upvc double glazed window to front aspect, built in wardrobes, radiator, door to:

## **EN-SUITE**

With upvc double glazed obscure window, show cubicle with shower, vanity unit with inset wash hand basin, wc, heated towel rail.

## **BEDROOM TWO**

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

## **BEDROOM THREE**

With upvc double glazed window to side aspect, radiator.

## **BATHROOM**

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

## **OUTSIDE**

Driveway providing off street parking, wrap around gardens laid to lawn with patio areas.

## **GARAGE**

Single garage with up and over door, power and light.



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.



**TENURE:** The vendor has advised us that the property is leasehold with a ground rent of £191 per month. 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.