

Severnside
Estate Agents



126 Gorse Cover Road, Severn Beach, BS35 4NP

£290,000

115 Beach Road, Severn Beach, Bristol, BS35 4PQ

Telephone: 01454 633611 Email: contact@severnsideestateagents.co.uk

Registered Office: Cornerstone House, Midland Way, Thornbury, BS35 2BS

Director: A Coulbèrt

Company Registration Number: 6990304 VAT Registration Number: 185 5475 70

Viewing by arrangement with Sevenside Estate Agents Ltd

Sevenside Estate Agents are pleased to offer for sale this beautifully presented three bedroom home situated on a popular road with views of the green to the front. The ground floor accommodation comprises a welcoming entrance porch with a convenient downstairs cloakroom, a comfortable lounge, and a spacious kitchen/diner perfect for modern family living. The garage has been modified into a versatile area which is currently being used as a dining room. To the first floor there are three bedrooms and a family bathroom. Further benefits include upvc double glazing, gas central heating, a fully enclosed rear garden ideal for outdoor enjoyment, and a driveway providing off street parking to the front of the property.

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:

HALLWAY

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

DOWNSTAIRS CLOAKROOM

With upvc double glazed obscure window, vanity unit with inset wash hand basin, wc, radiator.

LOUNGE

5.01m max x 4.46m max (16'5 x 14'8)

With upvc double glazed window to front aspect, stairs to first floor, radiator x2.

KITCHEN/BREAKFAST ROOM

4.46m x 2.53m (14'8 x 8'4)

With upvc double glazed window to rear aspect, upvc double glazed French doors to rear garden, range of wall and base units with worktop over, sink unit with mixer tap over, built in oven, built in hob with extractor fan over, integrated fridge, integrated washing machine, understairs storage cupboard, radiator.

GARAGE/STORAGE AREA

4.91m x 2.32m (16'1 x 7'7)

Accessed from Lounge and has been modified into a versatile area which is currently being used as a dining room, upvc double glazed window to front aspect, radiator, double French doors to rear garden.

LANDING

With upvc double glazed window to side, access to loft, doors to:

BEDROOM ONE

4.02m x 2.58m (13'2 x 8'6)

With upvc double glazed window to front aspect, radiator.

BEDROOM TWO

3.30m x 2.58m (10'10 x 8'6)

With upvc double glazed window to rear aspect, radiator.

BEDROOM THREE

3.13m x 1.72m (10'3 x 5'8)

With upvc double glazed window to front aspect, built in cupboard housing hot water tank, radiator.

BATHROOM

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

FRONT

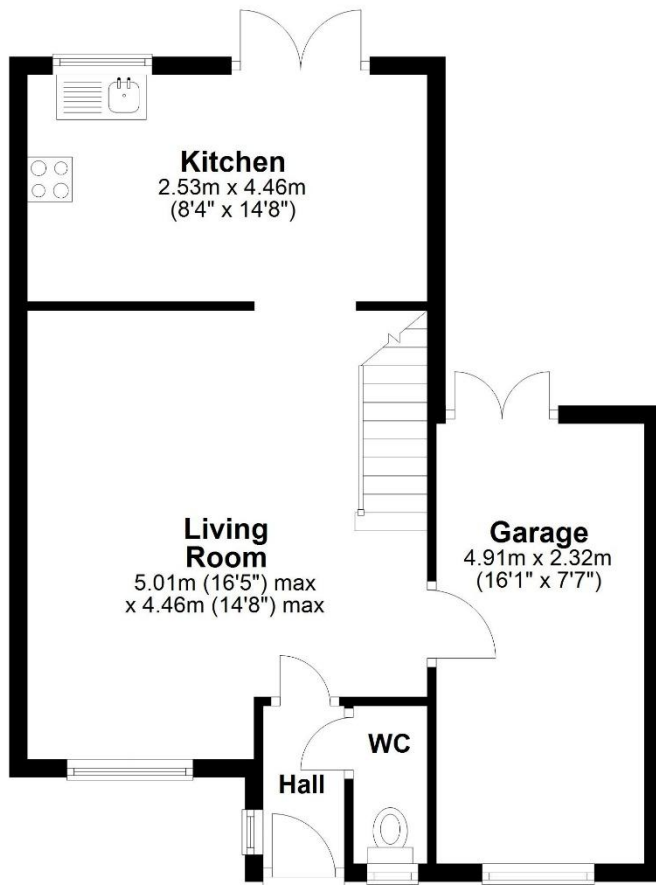
Driveway providing off street parking, gravel area and pathway to front door.

REAR

Fully enclosed garden mainly laid to patio with grass and gravel areas, garden shed.

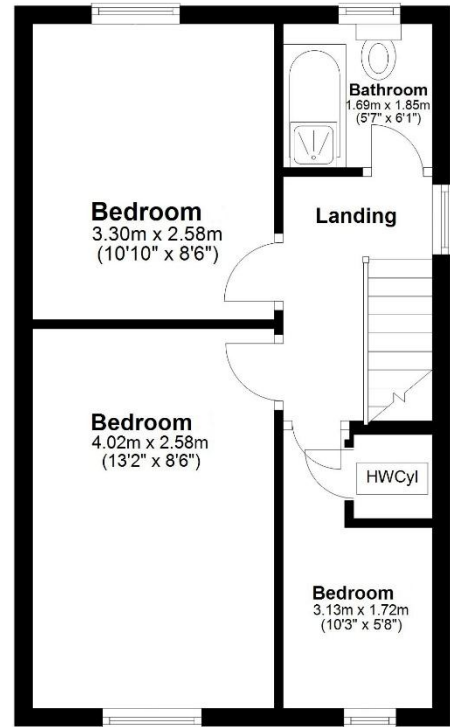
Ground Floor

Approx. 48.1 sq. metres (517.4 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.8 sq. feet)



Total area: approx. 81.7 sq. metres (879.2 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

126, Gorse Cover Road
Severn Beach
BS35 4NP

Energy rating

C

Valid until
27 February 2036

Certificate number
2331-3011-1202-5716-2200

Property type Detached house

Total floor area 80 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	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.

SS444

