



37 Salthouse Farm, Severn Beach, BS35 4NH

£220,000

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

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Viewing by arrangement with Severnside Estate Agents Ltd

Severnside Estate Agents are delighted to offer for sale with NO ONWARD CHAIN this beautifully presented two-bedroom park home, offering spacious and comfortable accommodation throughout.

The welcoming entrance hall leads to a bright and airy lounge with double French doors opening onto the garden, creating a wonderful indoor-outdoor feel. The property also benefits from a spacious kitchen/dining room, two well-proportioned bedrooms, with the principal bedroom featuring a dressing area and en-suite shower room, together with a separate family bathroom.

Recently fitted with new carpets and newly decorated throughout. The home further benefits from gas central heating, double glazing, a private driveway providing off-street parking, a garage and a useful storage shed.

Occupying an enviable position within a peaceful cul-de-sac on the development and backing onto the coastal walk, this attractive home offers a tranquil lifestyle while remaining conveniently close to local amenities. Combining generous living space with a sought-after location, this property is an ideal choice for those looking to enjoy relaxed, one-level living.

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 upvc entrance door to:

HALLWAY

With storage cupboard, radiator, door to:

LOUNGE

5.93m x 3.36m (19'6 x 11')

With upvc double glazed window to front and rear aspects, double French doors to garden, feature fireplace with electric fire, radiator x 2, double doors to:

KITCHEN / DINER

5.91m x 2.96m (19'5 x 9'9)

With upvc double glazed windows to side and front aspects, upvc double glazed door to garden, range of wall and base units with worktop over, sink unit with mixer tap over, built in double oven, built in hob with extractor hood over, breakfast bar, space for fridge freezer, washing machine, radiator.

INNER HALL

With access to loft space, cupboard housing 'Viessmann' combination boiler.

BEDROOM ONE

2.88m x 2.88m (9'5 x 9'5) excluding dressing area

With upvc double glazed window to garden, built in dressing table with drawers to each side, dressing area with built in wardrobes, radiators, door to:

EN-SUITE

With upvc double glazed obscure window, shower cubicle with shower, pedestal wash hand basin, wc, radiator.

BEDROOM TWO

2.88m x 2.70m (9'5 x 8'10) including wardrobes

With upvc double glazed window to front aspect, built in wardrobes, dressing table with drawers, bedside drawers, radiator.

BATHROOM

With upvc obscure double glazed window, bath, pedestal wash hand basin, wc, radiator.

FRONT

Driveway providing off street parking, access to single garage with up and over door, gated access to rear garden.

GARDEN

Paved and gravel areas, bounded by fencing, access to storage shed.

GARAGE

Single garage with up and over door, power.



TENURE: The vendor has advised us that the property has a ground rent of £191.65 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.