



**23, SPRING RISE,
PORTISHEAD, BS20 6RE**

£380,000

A 2 Bedroom Detached Bungalow located in a cul de sac in this sought after elevated position on the outskirts of Portishead, approximately 1.5 miles for the High Street and other amenities. The property stands in large sloping gardens with potential to extend the accommodation or add a conservatory (subject to obtaining any necessary consents).

The property includes gas central heating, double glazing and a garage

Accommodation:

(with approximate measurements)

Entrance:

Double glazed front door to:-

Hall:

Radiator. Telephone point. Cloaks cupboard. Access to loft space via a fold down ladder.

Lounge:

19' x 11'10 max (5.79m x 3.61m max)

Fire surround with fitted gas fire. Radiator. TV point.

Double glazed french doors to Rear Garden.

Kitchen:

8'3 x 7'9 (2.51m x 2.36m)

Wall and base units with roll edge worksurfaces over.

Single drainer stainless steel sink unit. Cooker point.

Plumbing for a dishwasher and washing machine.

Space for a fridge/freezer. Double glazed door to

side.

Bedroom 1:

11'10 x 9'8 (3.61m x 2.95m)

Fitted wardrobes. Radiator.

Bedroom 2:

9'8 x 8'8 (2.95m x 2.64m)

Radiator.

Wet Room:

'Mira' shower unit. Low level WC. Vanity wash basin.

Tiled splashback. Heated towel rail. Walk-in airing

cupboard with 'Worcester' gas fired boiler providing

central heating and hot water.

Outside.

Front Garden laid to lawn. Driveway with off street parking to Garage: 15'5 x 8'3 (4.70m x 2.51m) with up and over door, power and light. Personal door to large gently sloping Rear Garden laid mainly to lawn with trees and shrubs

Tenure:

Freehold

Council Tax:

Band C

Broadband & Mobile Coverage

Information is available at checker.ofcom.org.uk

Data Protection:

When requesting a viewing or offering on a property we will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller(s), but it will not be shared with any other third parties without your consent. More information on how we hold and process your data is available on our website - www.stephenand.co.uk

Anti-Money Laundering

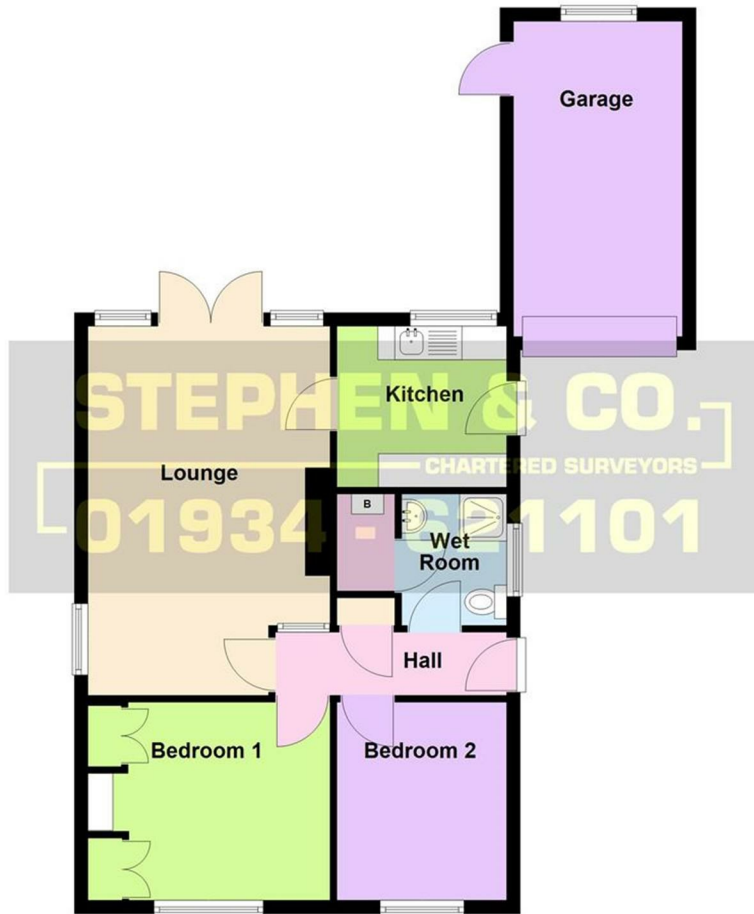
Please note that under Anti-Money Laundering Legislation we are required to obtain identification from all purchasers and a Sales Memorandum cannot be issued until this information is provided

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 65.0 sq. metres (700.1 sq. feet)



Total area: approx. 65.0 sq. metres (700.1 sq. feet)

Floor plans are for illustrative purposes only and are not to scale. Whilst every effort is made to ensure they are as accurate as possible interested parties must satisfy themselves by inspection or otherwise of their accuracy.
Plan produced using PlanUp.



