

Severnside
Estate Agents



60 Beach Avenue, Severn Beach, BS35 4PB

Offers over £500,000

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Viewing by arrangement with Severnside Estate Agents Ltd

Severnside Estate Agents are delighted to offer for sale this well-presented detached bungalow, set on a generous plot and offering spacious and versatile living accommodation.

The property briefly comprises an entrance hallway, lounge/diner, kitchen breakfast room, four double bedrooms, a family bathroom, and a cloakroom. Externally, the home benefits from a driveway to the front and side providing off-street parking for multiple vehicles, a double garage, and a fully enclosed rear garden measuring approximately 120ft in length.

Additional features include gas central heating, uPVC double glazing, and solar panels. Early viewing is highly recommended to fully appreciate the size, condition, and potential of this impressive family home.

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. 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, fitness gym and retail parks which cater for all your needs. With 'The Wave', England's first inland-surfing destination and 'Wild Place 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 double glazed entrance door to:

HALLWAY

With access to loft space, radiator, doors to:

BEDROOM ONE **4.13m min x 3.63m (13'5 min x 11'9)**

With upvc double glazed square bay window to front aspect, radiator.

BEDROOM TWO **3.64m x 3.04m (11'9 x 9'10)**

With upvc double glazed window to side aspect, radiator.

BEDROOM THREE **3.63m x 3.03m (11'9 x 9'9)**

With upvc double glazed window to front aspect, radiator.

BEDROOM FOUR **3.63m x 2.48m (11'9 x 8'1)**

With upvc double glazed window to side aspect, radiator.

CLOAKROOM

With vanity unit with inset wash hand basin, wc.

FAMILY BATHROOM **2.59m x 1.72m (8'5 x 5'6)**

With upvc obscure window, bath with shower over, vanity unit with inset wash hand basin, wc, heated towel rail.

LOUNGE DINER **8.01m x 3.89m (26'3 x 12'8)**

With upvc double glazed windows x2 to side aspect, upvc double glazed French doors to rear garden, radiator x2.

KITCHEN/BREAKFAST ROOM **5.68m x 3.24m (18'6 x 10'6)**

With upvc double glazed windows to side and rear aspects, upvc double glazed doors to side and rear 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, space for fridge freezer, space for washing machine, radiator.

FRONT AND SIDE

Enclosed driveway with double gates providing off street parking for numerous vehicles, double garage.

REAR

Fully enclosed and well established garden approximately 120ft long. Mainly laid to lawn with patio area, flower and shrub borders and selection of mature trees.



60 Beach Avenue
Severn Beach
BRISTOL
BS35 4PB

Energy rating
C

Valid until
28 February 2032

Certificate number
2889-3013-4202-5252-9204

Property type Detached bungalow

Total floor area 133 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 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



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.

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