

Severnside
Estate Agents



13 Beach Avenue, Severn Beach, BS35 4PD

£375,000

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 surprisingly spacious home providing versatile accommodation. With great potential for refurbishment, and priced accordingly, to make a truly impressive family home. To the ground floor you will find a large open hallway with a gallery landing above creating a real impression of space, a lounge, dining room, kitchen breakfast room, utility room, downstairs shower room and double bedroom. Three further bedrooms and a family bathroom can be found to the first floor of the property. Further benefits include a fully enclosed, low maintenance, rear garden with useful storage shed, a block paved driveway to the front providing off street parking for several vehicles, gas central heating and upvc double glazing.

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 upvc double glazed entrance door to:

HALLWAY

Open aspect with gallery landing above, stairs to first floor, understairs storage cupboard, beamed ceiling, velux window, doors to:

LOUNGE **4.74m x 3.68m (15'7 x 12'1)**

With upvc double glazed window to front aspect, radiator.

DINING ROOM **3.34m x 3.22m (10'11 x 10'7)**

With upvc double glazed window to side aspect, radiator.

KITCHEN / BREAKFAST ROOM **4.48m x 3.73m (14'8 x 12'3)**

With dual upvc double glazed windows to side and rear aspect, upvc double glazed door to rear garden, range of wall and base units with worktop over, sink unit with mixer tap over, built in cooker with hob over, integral fridge, space for fridge freezer, space for dishwasher, breakfast bar, radiator, door to:

UTILITY ROOM **2.07m x 1.43m (6'9 x 4'8)**

Worktop with space below for washing machine and tumble dryer, shelving and wall unit, radiator.

DOWNSTAIRS SHOWER ROOM **2.34m x 1.60m (7'8 x 5'3)**

With upvc double glazed obscure window, shower cubicle with shower, pedestal wash hand basin, wc, heated towel rail, combination boiler.

BEDROOM FOUR **3.57m x 2.95m (11'9 x 9'8)**

With upvc double glazed window to front aspect, radiator.

LANDING

Gallery landing overlooking hallway beneath, doors to:

BEDROOM ONE **7.21m x 3.30m (23'8 x 10'10)**

With upvc double glazed window to rear aspect, built in wardrobes, radiator.

BEDROOM TWO **3.71m x 3.58m (12'2 x 11'9)**

With upvc double glazed window to front aspect, access to eaves storage, radiator.

BEDROOM THREE **2.65m x 2.07m (8'8 x 6'9)**

With velux window, radiator.

BATHROOM **2.35m x 2.07m (7'9 x 6'9)**

With velux window, corner bath, vanity unit with inset wash hand basin, wc, heated towel rail.

FRONT

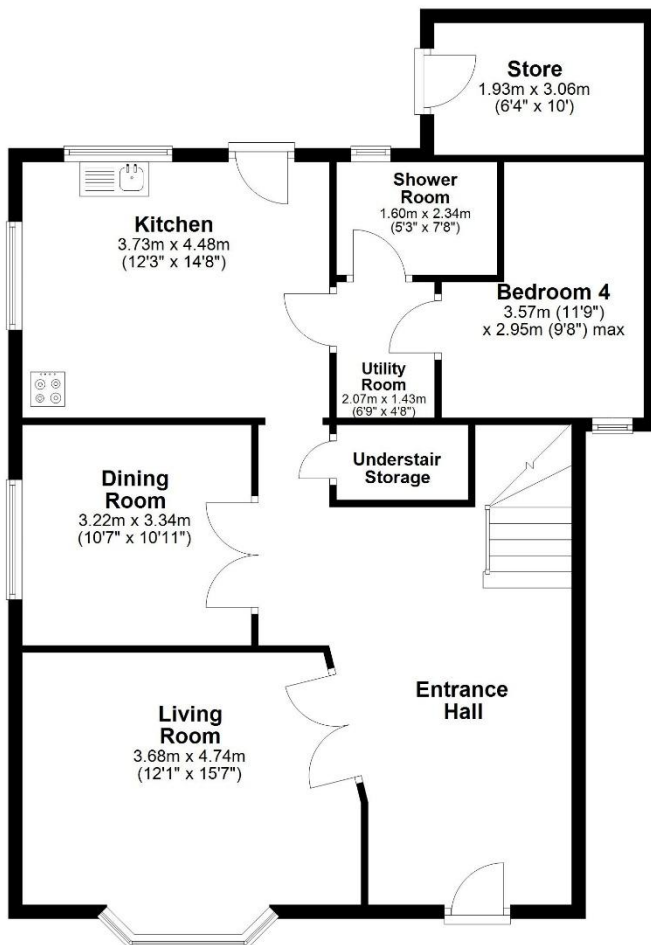
Driveway providing off street parking for several vehicles, garden area, gated side access to rear garden.

REAR

Fully enclosed garden laid to patio, storage garden shed.

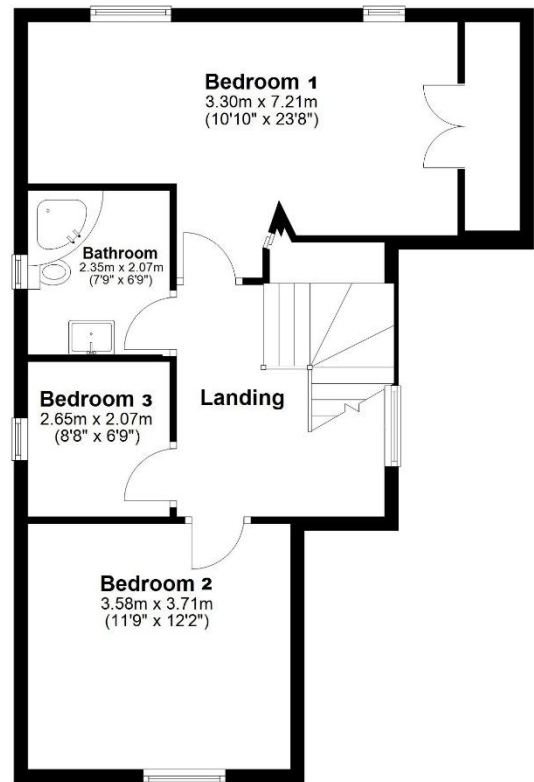
Ground Floor

Approx. 97.0 sq. metres (1043.9 sq. feet)



First Floor

Approx. 58.0 sq. metres (624.7 sq. feet)



Total area: approx. 155.0 sq. metres (1668.7 sq. feet)

13 Beach Avenue Severn Beach BRISTOL BS35 4PD		Energy rating C
Valid until 9 August 2034	Certificate number 1734-1828-8400-0021-0202	

Property type Detached house
Total floor area 136 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 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.