







75 CHARLCOMBE PARK, PORTISHEAD BS20 8LD

GUIDE PRICE £200,000

This superb property offers well-proportioned and versatile accommodation throughout, highlighted by an impressive 19ft living room and two comfortable double bedrooms. The layout is both practical and inviting, ideal for those seeking a peaceful setting without compromising on space.

In brief, the accommodation comprises an entrance porch, welcoming hallway, spacious living room, dining room, fitted kitchen, two double bedrooms, a study, and a modern shower room. Externally, the property benefits from beautifully arranged wrap-around gardens and off-road parking.

The entrance porch provides a light and useful introduction to the home, with sliding doors to the front and patio doors opening into the dining room, along with access to the study.

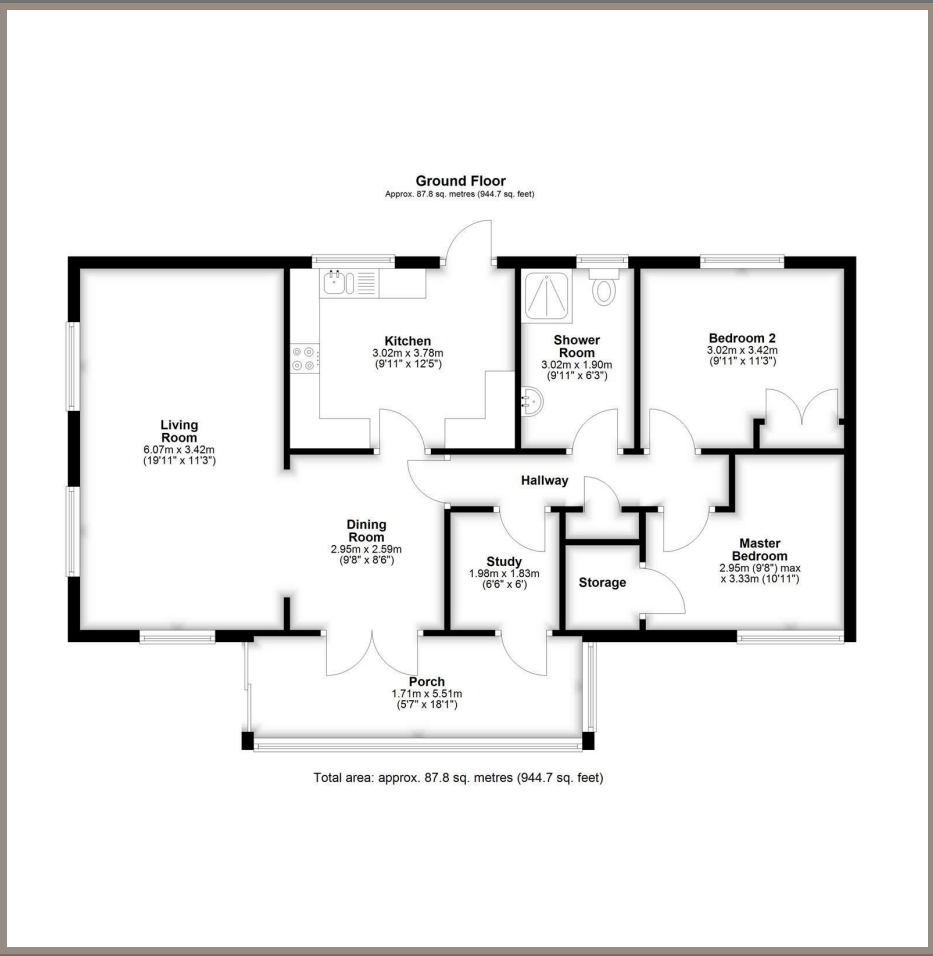
The living room is a standout feature, enjoying dual aspect double glazed bay windows to the front and side, capturing delightful estuary views. A feature fireplace with electric fire creates a cosy focal point.

The dining room, with patio doors to the side, flows seamlessly into the kitchen, which is fitted with a range of wall and base units, integrated cooking appliances, and space for further utilities. A rear door provides direct garden access.

A rear hallway leads to the two double bedrooms, both benefitting from fitted wardrobes, as well as the shower room, which is fitted with a walk-in shower, WC, and wash hand basin.

Externally, the property truly excels. The wrap-around gardens offer a variety of seating and entertaining areas, including patios, lawned sections, and mature planting. The plot enjoys a high degree of privacy, complemented by stunning views across the estuary. Additional features include a shed and outside tap.

To the front, a shingled driveway provides off-road parking for two vehicles.



Total area: approx. 87.8 sq. metres (944.7 sq. feet)

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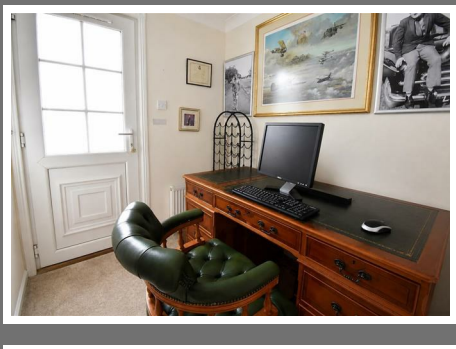
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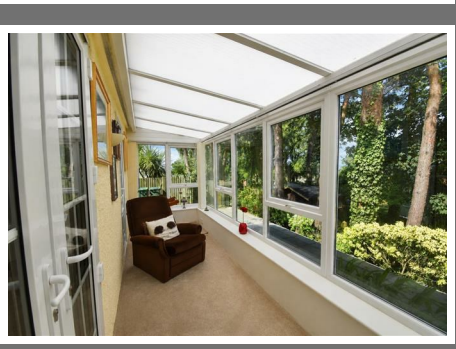
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Opening hours vary slightly in each office
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