

*Severnside*  
*Estate Agents*



**58 Salthouse Farm, Severn Beach, BS35 4NH**

**£222,000**

**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 detached park home which offers spacious, single-level living accommodation and is situated in an enviable position with attractive views over a small woodland area to the rear.

The accommodation comprises an entrance hallway, a bright and spacious lounge/dining room, a fitted kitchen, two double bedrooms, an en-suite shower room to the master bedroom plus a separate bathroom. Additional benefits include gas central heating, upvc double glazing throughout and well-maintained gardens.

Externally, the property features a detached garage with power and a hardstanding area to the front providing off street parking and a garden shed to the rear.

An excellent opportunity to acquire a well-presented home in a peaceful setting, ideal for those seeking comfortable and convenient single-storey 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 entrance door to:

## HALLWAY

With storage cupboards x2, radiator, doors to:

## L-SHAPED LOUNGE 5.94m x 3.47m (19'5 x 11'4) / DINING ROOM 2.97m x 2.76m (9'7 x 9'6)

With upvc double glazed windows to front and side aspects, feature fireplace, radiator.

## KITCHEN

With upvc double glazed door and window to side aspect, range of wall and base units with worktop over, sink unit with mixer tap over, built in oven, built in hob with extractor hood over, fridge freezer, washing machine, boiler, radiator.

## BEDROOM ONE

**2.93m x 2.91m (9'6 x 9'5)**

With upvc double glazed window to side aspect, built in wardrobes, built in dressing table with drawers, built in bedside cupboards and overhead storage, radiator, door to:

## EN-SUITE

**2.01m x 1.29m (6'6 x 4'2)**

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

## BEDROOM TWO

**2.90m x 2.64m (9'5 x 8'7)**

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

## BATHROOM

**2.02m x 1.69m (6'6 x 5'5)**

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

## OUTSIDE

Driveway providing off street parking, wrap around gardens laid to lawn with patio area.

## GARAGE

Single garage with up and over door.



**TENURE:** The vendor has advised us that the property has a ground rent of £191 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.