Severnside
Estate Agents



15 Beach Road, Severn Beach, BS35 4PE

£249,000

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Viewing by arrangement with Severnside Estate Agents Ltd

Severnside Estate Agents are delighted to present this well-presented semi-detached home, ideally suited to first-time buyers and families. The accommodation briefly comprises entrance hall, a welcoming lounge featuring a useful additional understairs area, and a spacious kitchen diner perfect for everyday living. To the first floor are two well-proportioned bedrooms and a modern family bathroom.
Externally, the property benefits from parking to the front, a shared driveway leading to the garage, and rear garden – ideal for children, pets, or outdoor relaxation. Further advantages include gas central heating and uPVC double glazing throughout.

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 HALL
Via entrance door, stairs to first floor, door leading to:

LOUNGE **4.11m x 3.41m (13'6 x 11'2)**
With upvc double glazed bay window to front aspect, feature fireplace, understairs area currently used as dining area, radiator.

KITCHEN/BREAKFAST ROOM **4.11m x 2.7m (13'6 x 8'10)**
With upvc double glazed window and door to rear aspect, range of wall and base units with worktop over, stainless steel 1½ bowl stainless steel sink unit with mixer tap over, double width electric oven with gas hob and extractor fan over, integral fridge freezer, integral dishwasher, space for washing machine, breakfast area with space for seating underneath, radiator.

LANDING
Accessed via built in loft ladder to boarded loft space with power and light, doors leading to:

BEDROOM ONE **3.65m x 3.51m (11'10 x 11'5)**
With upvc double glazed bay window to front aspect, built in storage cupboard, built in cupboard housing gas combination boiler, radiator.

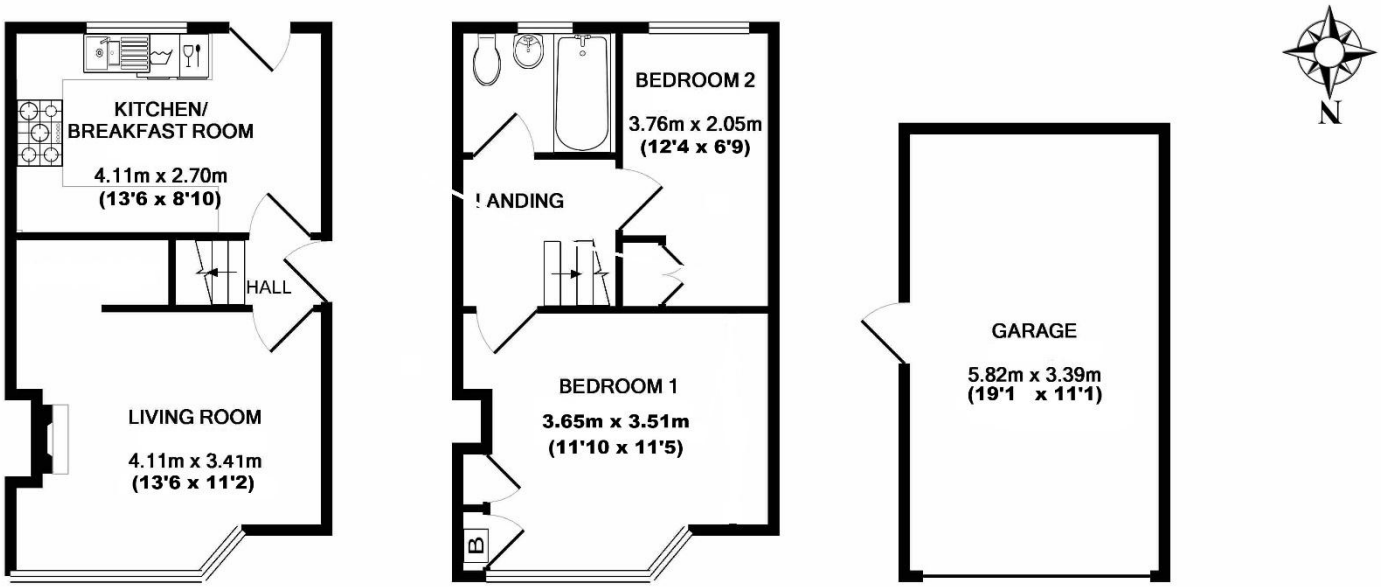
BEDROOM TWO **3.76m x 2.05m (12'4 x 6'9)**
With upvc double glazed window to rear aspect, storage cupboard, radiator.

BATHROOM **2.05m x 1.80m (6'9 x 5'11)**
With upvc obscure double glazed window, white suite comprising bath with electric shower over, vanity unit with wash hand basin and wc, heated towel rail.

FRONT
Off street parking to the front, shared driveway leading to rear garden and garage.

REAR
With patio and lawned area.

GARAGE **5.82m x 3.39m (19'1 x 11'1)**
With electric door and pedestrian door to side, power and light.



GROUND FLOOR
APPROX. FLOOR
AREA 302 SQ.FT.
(28.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 304 SQ.FT.
(28.2 SQ.M.)

GARAGE
APPROX. FLOOR
AREA 212 SQ.FT.
(19.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 818 SQ.FT. (76.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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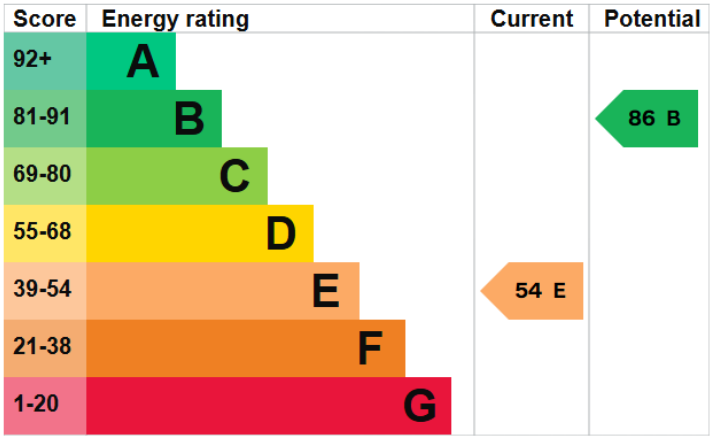
15, Beach Road
Severn Beach
BRISTOL
BS35 4PE

Energy rating

E

Valid until	Certificate number
16 April 2029	9738-5004-6264-4241-5994

Property type	Semi-detached house
Total floor area	59 square metres



The Property Ombudsman

TENURE: The vendor has advised us that the property is freehold. Purchasers should obtain confirmation of this through their solicitor

rightmove

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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