



41 Beach Road, Severn Beach, BS35 4PE

£240,000

115 Beach Road, Severn Beach, Bristol, BS35 4PQ

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Viewing by arrangement with Severnside Estate Agents Ltd

Severnside Estate Agents are pleased to offer for sale with no chain this extended end-of-terraced home situated on a popular residential road, enjoying attractive views across open green space towards the Severn Bridge and Severn Estuary. Offering excellent potential for modernisation, this property provides an ideal opportunity for a buyer looking to create a home tailored to their own style and requirements.



The ground floor comprises an entrance porch, hallway, lounge, separate reception room and an extended kitchen/diner featuring a vaulted ceiling. To the first floor are three bedrooms and a family bathroom. Further benefits include uPVC double glazing and gas central heating.

Externally, the property benefits from fully enclosed rear and side gardens plus a front garden with a double-gated driveway providing off-street parking and access to the detached garage.



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 PORCH

Giving access to inner entrance door to:

HALLWAY

With window to side aspect, stairs to first floor, radiator, door to:

LOUNGE

4.22m x 3.48m (13'10 x 11'5)

With upvc double glazed window to front aspect, feature fireplace, radiator.

SECOND RECEPTION

4.24m x 2.49m (13'11 x 8'2)

With window to kitchen, understairs storage cupboard, radiator, through to:

KITCHEN / DINER

2.80m x 2.40m (9'2 x 7'10)

With upvc double glazed window to rear and side aspects, door to rear porch, range of wall and base units with worktop over, sink unit, cooker, fridge freezer, washing machine, radiator x2.

REAR PORCH / CONSERVATORY

With pedestrian door and sliding patio doors to rear garden.

LANDING

With upvc double glazed window to side, access to loft, doors to:

BEDROOM ONE

3.88m x 2.56m (12'9 x 8'5)

With upvc double glazed window to front aspect, built in cupboard housing boiler, radiator.

BEDROOM TWO

3.02m x 2.56m (9'11 x 8'5)

With upvc double glazed window to rear aspect, radiator.

BEDROOM THREE

2.20m x 1.80m (7'3 x 5'11)

With upvc double glazed window to front aspect, radiator.

BATHROOM

With upvc obscure double glazed window, bath, wash hand basin, wc, electric wall heater.

FRONT

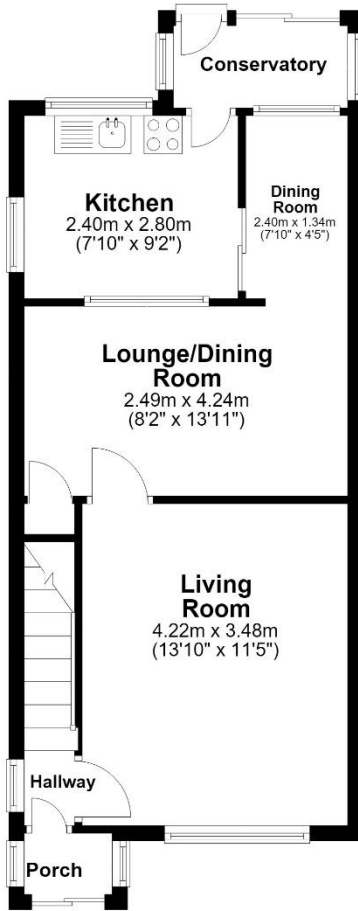
Gated access to driveway providing off street parking, garden areas to both sides of drive, gated side access to rear garden, access to garage with up and over door.

REAR & SIDE GARDENS

Fully enclosed garden laid to patio area, flower and shrub borders, pedestrian door to garage.

Ground Floor

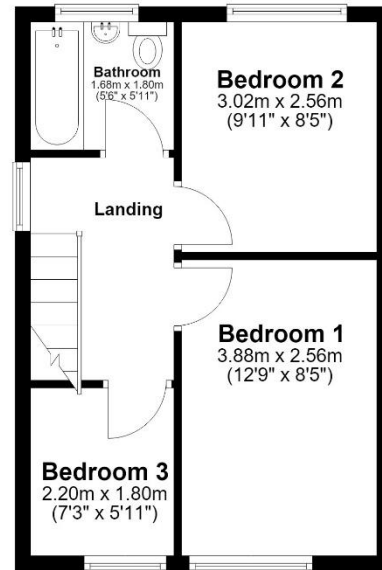
Approx. 46.2 sq. metres (497.1 sq. feet)



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.

First Floor

Approx. 31.5 sq. metres (338.8 sq. feet)



Total area: approx. 77.7 sq. metres (835.9 sq. feet)

41 Beach Road Severn Beach BRISTOL BS35 4PE		Energy rating D
Valid until	Certificate number	
31 August 2036	6036-9921-8600-0609-5202	

Property type Semi-detached house

Total floor area 68 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 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.

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