

Severnside
Estate Agents



40 Gorse Cover Road, Severn Beach, Bristol, BS35 4NP

£280,000

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 end of terrace house which is ideal for families, first time buyers or investors looking for a property in an area offering superb rental potential. With views to the front of open green space the property briefly comprises entrance hallway, downstairs cloakroom, lounge, kitchen/breakfast room, conservatory, three bedrooms and a family bathroom. Further benefits to this home include a fully enclosed rear garden, gated side access, allocated parking, upvc double glazing and gas central heating.

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 entrance door to:

HALLWAY

With upvc double glazed window to side aspect, radiator, doors to:

DOWNSTAIRS CLOAKROOM

With upvc double glazed obscure window, vanity unit with inset wash hand basin, wc, radiator.

LOUNGE

4.81m x 4.43m (15'9 x 14'6)

With upvc double glazed window to front aspect, stairs to first floor, feature fireplace, radiator x2.

KITCHEN/BREAKFAST ROOM

4.34m x 2.53m (14'3 x 8'4)

With upvc double glazed window to rear aspect, range of wall and base units with worktop over, sink unit with mixer tap over, built in oven with hob, breakfast bar, space for washing machine, space for fridge freezer, understairs storage cupboard, radiator, upvc double glazed French doors to conservatory.

CONSERVATORY

Of upvc construction on low level wall, single door giving access to rear garden.

LANDING

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

BEDROOM ONE

4.06m x 2.59m (13'4 x 8'6)

With upvc double glazed window to front aspect, radiator.

BEDROOM TWO

3.27m x 2.59m (10'9 x 8'6)

With upvc double glazed window to rear aspect, radiator.

BEDROOM THREE

3.21m x 1.75m (10'6 x 5'9)

With upvc double glazed window to front, overstairs airing cupboard housing hot water tank, radiator.

BATHROOM

With upvc obscure double glazed window, bath with shower over, vanity unit with inset wash hand basin, wc.

FRONT

Path to front door, side access to rear garden.

REAR

Fully enclosed garden mainly laid to artificial lawn with decking area.



40 GORSE COVER ROAD SEVERN BEACH BS35 4NP		Energy rating C
Valid until 3 February 2031	Certificate number 0380-2734-5020-2309-3331	

Property type	Semi-detached house
Total floor area	68 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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

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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