

*Severnside*  
*Estate Agents*



**12 Denny Isle Drive, Severn Beach, BS35 4PZ**

**£305,000**

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

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## Viewing by arrangement with Sevenside Estate Agents Ltd

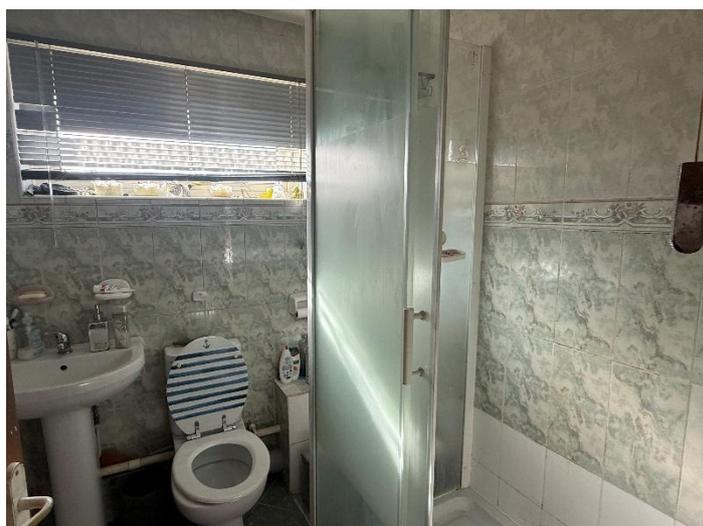
Situated in a desirable cul-de-sac location, this three-bedroom family home offers excellent potential for buyers looking to personalise and extend (subject to the necessary permissions). The property benefits from UPVC double glazing and gas central heating, along with a south-facing rear garden, making it ideal for enjoying sunshine throughout the day.



The ground floor accommodation comprises a spacious lounge/diner, providing a versatile living and entertaining space, together with a conservatory overlooking the garden that offers additional reception space. The kitchen, while currently functional, would benefit from updating and provides an excellent opportunity for the new owners to create a modern kitchen to their own style. Upstairs there are three well-proportioned bedrooms and a shower room, which could potentially be reconfigured back into a family bathroom if desired. Externally, the property benefits from a garage, driveway and front garden, with further potential to extend (subject to the necessary planning consents), making it an appealing option for growing families or buyers seeking a property with scope to improve and add value.



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**

With entrance door and door to:

## **HALLWAY**

With stairs to first floor, doors to:

## **LOUNGE**

**4.17m x 3.74m (13'8 x 12'3)**

With upvc double glazed window to front aspect, understairs storage cupboard, arch to:

## **DINING ROOM**

**3.17m x 2.51m (10'5 x 8'3)**

With upvc double doors to conservatory, access to:

## **KITCHEN**

**3.16m x 2.23m (10'4 x 7'4)**

With upvc double glazed window to side and rear aspect, range of wall and base units with worktop over, sink unit with mixer tap over, built in cooker, space for fridge freezer, space for washing machine, space for dishwasher.

## **CONSERVATORY**

**4.47m x 3.05m (14'8 x 10')**

Dwarf wall and upvc double glazed construction, double doors to rear garden.

## **LANDING**

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

## **BEDROOM ONE**

**4.01m x 2.82m (13'2 x 9'3)**

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

## **BEDROOM TWO**

**2.82m x 2.79m (9'3 x 9'2)**

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

## **BEDROOM THREE**

**3.01m x 1.92m (9'10 x 6'4)**

With upvc double glazed window to front, cupboard housing combination boiler, radiator.

## **SHOWER ROOM**

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

## **FRONT**

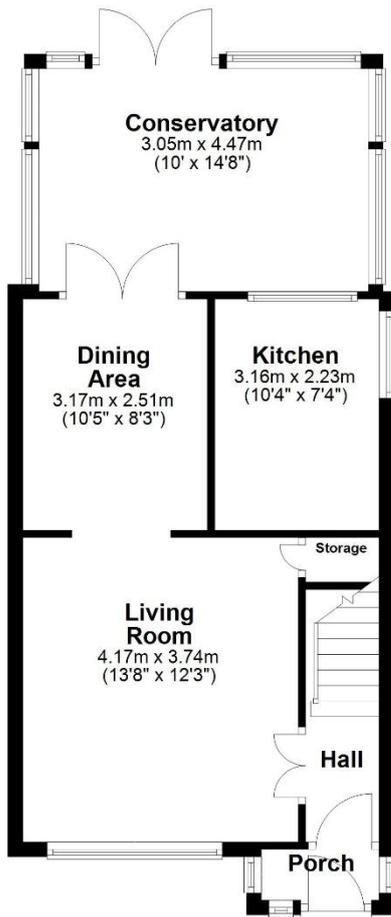
Lawn area with flower borders, pathway to front door. Driveway providing off street parking for several vehicles and access to single garage with up and over door.

## **REAR**

Fully enclosed garden mainly laid to lawn with patio and flower borders.

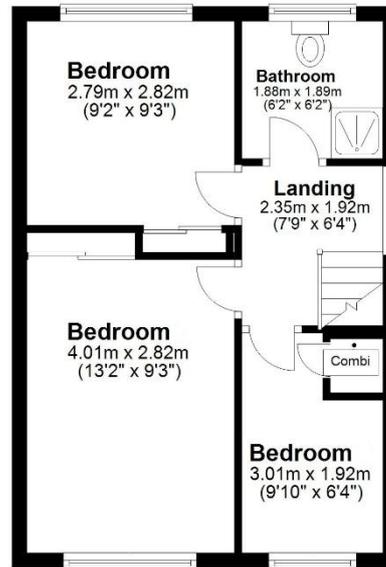
### Ground Floor

Approx. 51.6 sq. metres (555.3 sq. feet)



### First Floor

Approx. 35.4 sq. metres (381.6 sq. feet)



Total area: approx. 87.0 sq. metres (936.9 sq. feet)

12 Denny Isle Drive Severn Beach BRISTOL BS35 4PZ		Energy rating <b>C</b>
Valid until <b>8 March 2036</b>	Certificate number <b>0017-3059-0207-5356-8200</b>	

<b>Property type</b>	Semi-detached house
<b>Total floor area</b>	70 square metres

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	72 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



**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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