

Severnside
Estate Agents



77a Beach Road, Severn Beach, BS35 4PE

£415,000

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 this No chain, well-presented four-bedroom detached home enjoying views towards the River Severn.

The property offers spacious and practical accommodation throughout. The ground floor comprises an inviting entrance hall, a comfortable lounge, and a fitted kitchen leading through to a dining room with doors opening out to the rear garden, creating an ideal space for both family living and entertaining. A cloakroom completes the ground floor. Upstairs, there are four bedrooms all with built in wardrobes, including a master bedroom with an en-suite shower room, along with a separate family shower room. Further benefits include gas central heating and upvc double glazing. Externally, the property benefits from an enclosed rear garden, an integral garage, and a driveway providing off-road parking.

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. 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, fitness gym 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 upvc double glazed entrance door to:

HALLWAY

With stairs to first floor, doors to:

DOWNSTAIRS CLOAKROOM

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

LOUNGE

3.46m x 3.17m (11'4 x 10'5)

With upvc double glazed window to front aspect, radiator.

KITCHEN

4.21m x 2.51m (13'10 x 8'3)

With upvc double glazed window to rear aspect, range of wall and base units with worktop over, sink unit with mixer tap over, oven with extractor hood over, combination boiler, integral fridge, arch to:

DINING ROOM

3.46m x 2.58m (11'4 x 8'6)

With upvc double glazed French doors to rear garden, radiator.

LANDING

With access to boarded loft with electric lighting via loft ladder, doors to:

BEDROOM ONE

4.8m Max 3.46m Min x 2.16m (15'9" Max 11'4 Min x 7'1)

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

EN-SUITE

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

BEDROOM TWO

3.46m x 2.78m (11'4 x 9'1)

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

BEDROOM THREE

3.36m x 2.51m (11' x 8'3)

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

BEDROOM FOUR

2.78m x 2.51m (9'1 x 8'3)

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

SHOWER ROOM

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

GARAGE

4.27m x 2.51m (14' x 8'3")

With up and over door to the front and pedestrian door to kitchen, space for washing machine, freezer and tumble dryer.

FRONT

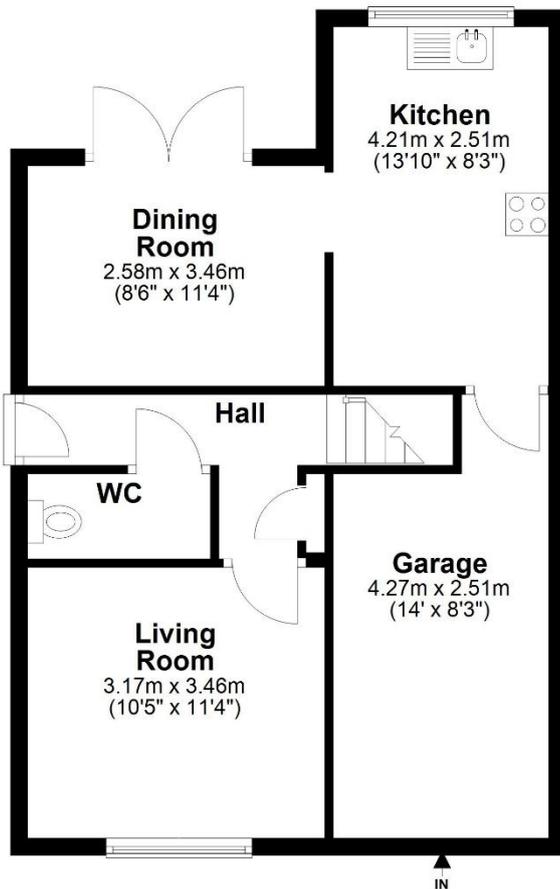
Off street parking for two vehicles, access to integral garage, gated side access to rear garden.

REAR & SIDE

Fully enclosed rear garden mainly laid to lawn with patio area, flower and shrub borders, summerhouse/shed.

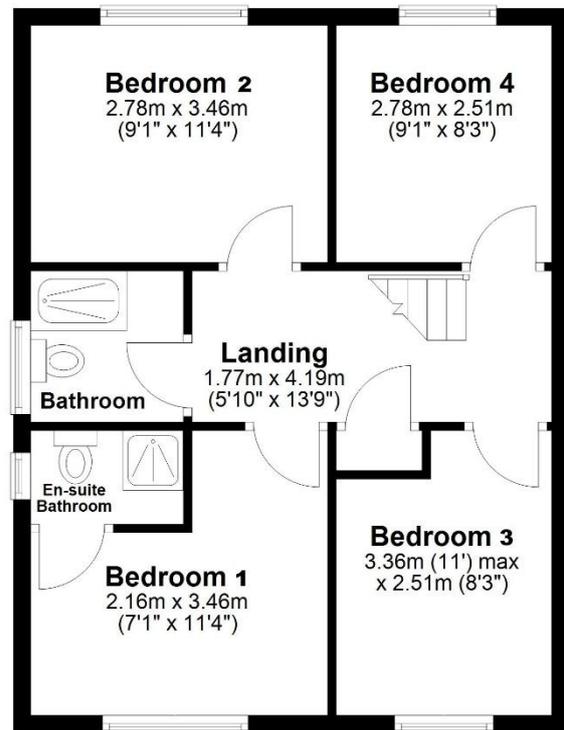
Ground Floor

Approx. 51.8 sq. metres (557.6 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.6 sq. feet)



Total area: approx. 100.8 sq. metres (1085.3 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



77a Beach Road Severn Beach BRISTOL BS35 4PE		Energy rating D
Valid until 24 February 2036	Certificate number 4736-7322-1500-0934-9226	

Property type	Detached house
Total floor area	87 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	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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