



19 ROATH ROAD, PORTISHEAD, BS20 6AW

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An excellent opportunity to purchase a charming three-bedroom period terraced family home, offering potential for a loft conversion, ideally situated in a highly convenient position just off Portishead's traditional High Street.

Upon entering the property, you are welcomed into an entrance hallway, which provides access to the ground floor accommodation and stairs rising to the first floor. To the left is the living/dining room, a bright and well-proportioned reception space featuring a bay window to the front elevation, allowing for plenty of natural light. The room offers ample space for both lounge and dining furniture, making it ideal for everyday living and entertaining. The dining area leads through to the kitchen, which is fitted with a range of wall and base units providing ample storage and worktop space. The kitchen also benefits from a built-in oven and hob, creating a practical and functional space for modern living.

Beyond the kitchen is a practical utility room, offering additional storage and appliance space, with plumbing for a washing machine and convenient access to the rear garden. The family bathroom is accessed from the utility room and is fitted with a contemporary white suite comprising a bath with shower over, wash basin and WC, completing the ground floor accommodation.

Stairs rise from the entrance hall to the first-floor landing, which provides access to all three bedrooms. Bedrooms Two and Three enjoy pleasant views over the rear garden, with Bedroom Two being a well-proportioned double room and Bedroom Three offering a versatile space, ideal as a single bedroom, nursery, or home office.

The principal bedroom is a generous double room positioned to the front of the property and benefits from the added convenience of an en-suite shower room. The en-suite is fitted with a white suite comprising a shower enclosure, wash hand basin and WC, providing practical accommodation for modern family living.

### GARDEN

Externally, the property benefits from an enclosed rear garden, accessed directly from the utility room at the back of the home. The garden provides a private outdoor space, well suited to relaxing, entertaining, or family use, with scope for seating, planting, and enjoying the warmer months.

### PARKING

Free on-street parking is available. Alternatively, a parking permit for the nearby car park can be obtained for £60 per annum.

### LOCATION

Ideally situated on Roath Road, just a short distance from Portishead High Street, the property enjoys a convenient and sought-after location. A wide range of amenities are within easy reach, including shops, cafés, restaurants, bars, and supermarkets, while the popular Marina offers a variety of waterfront dining and leisure options. The area also benefits from an abundance of outdoor and recreational opportunities, with scenic coastal walks, parks, and leisure facilities nearby, making it an ideal setting for a range of lifestyles.

### AGENT NOTES

Tenure: Freehold

Council Tax Band: C

EPC Rating: D

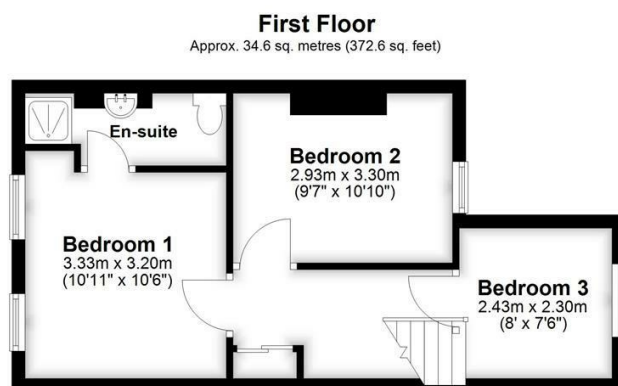
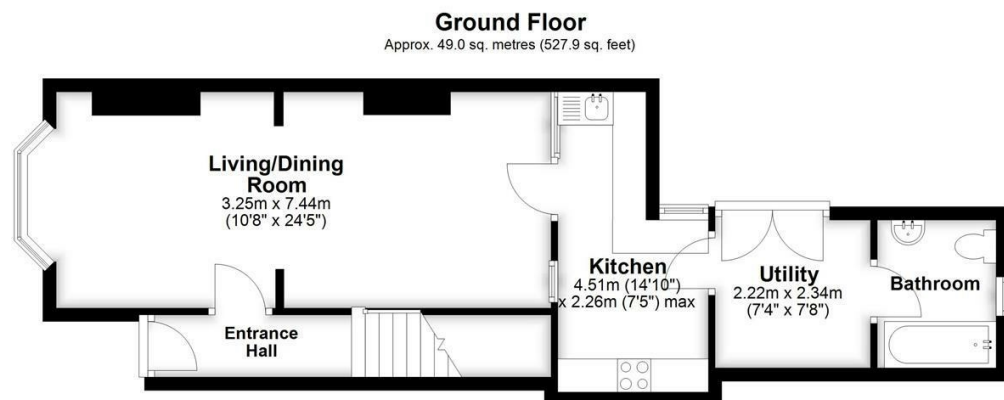
Local Authority: North Somerset Council

Services: Mains gas, electric, water and drainage connected





# FLOORPLAN



Total area: approx. 83.7 sq. metres (900.5 sq. feet)

## GOODMAN & LILLEY BRANCH NETWORK

### HENLEAZE

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### LETTINGS

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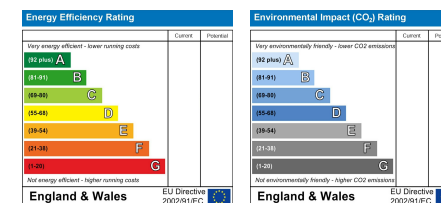
3 Bedrooms  
Tenure - Freehold

- Period Mid Terrace Home
- Open Plan Living/Dining Room
  - Approx. 900 Sq.Ft
  - Enclosed Rear Garden

1 Reception Rooms  
Total 900.50 sq ft

2 Bathrooms  
Council tax band - C

- Three Bedrooms
- Master Bedroom with En-suite
  - No Onward Chain
  - Prime Portishead Location



Opening hours vary slightly in each office  
Mon to Fri - Usually 9am till 6pm  
Saturday 9.00am-4.00pm