

Severnside
Estate Agents



122 Gorse Cover Road, Severn Beach, BS35 4NP

£365,000

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 detached property which is beautifully presented throughout. With generous living accommodation comprising an entrance hall, lounge, dining room, modern kitchen breakfast room, downstairs cloakroom, three bedrooms, with an en-suite to the master bedroom, plus a family bathroom. Also benefitting from upvc double glazing and gas central heating plus a garage, off street parking and fully enclosed gardens. Viewings on this immaculate property are strongly advised.

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 radiator and doors to:

DOWNSTAIRS CLOAKROOM

With upvc double glazed obscure window, modern white suite comprising wash hand basin and wc, heated towel rail.

LOUNGE

4.07m x 3.97m (13'4 x 13')

With upvc double glazed window to front aspect, understairs cupboard, stairs to first floor, door to kitchen and arch to dining room, radiator.

DINING ROOM

2.98m x 2.35m (9'9 x 7'8)

With upvc double doors to rear garden, radiator.

KITCHEN BREAKFAST ROOM

3.59m x 2.80m (11'9 x 9'2)

With upvc double glazed window to rear aspect, range of wall and base units with worktop over, stainless steel 1½ bowl sink unit with mixer tap over, built in oven with hob and extractor fan over, space for dishwasher, space for fridge freezer, space for washing machine, radiator, upvc double glazed door to side access.

LANDING

With upvc double glazed window to side aspect, combination boiler in loft space, storage cupboard, doors leading to:

BEDROOM ONE

3.03m x 2.85m (9'11 x 9'4)

With upvc double glazed window to front aspect, radiator.

ENSUITE

With obscure upvc double glazed window, refitted modern white suite comprising unit housing wash hand basin, shower cubicle and wc.

BEDROOM TWO

3.18m x 3.14m (10'5 x 10'4)

With upvc double glazed window, radiator.

BEDROOM THREE

2.79m x 2.22m (9'2 x 7'3)

With upvc double glazed window, radiator.

BATHROOM

2.07m x 1.85m (6'10 x 6'1)

With obscure upvc double glazed window, refitted modern white suite comprising bath with mixer shower, pedestal wash hand basin and wc, heated towel rail.

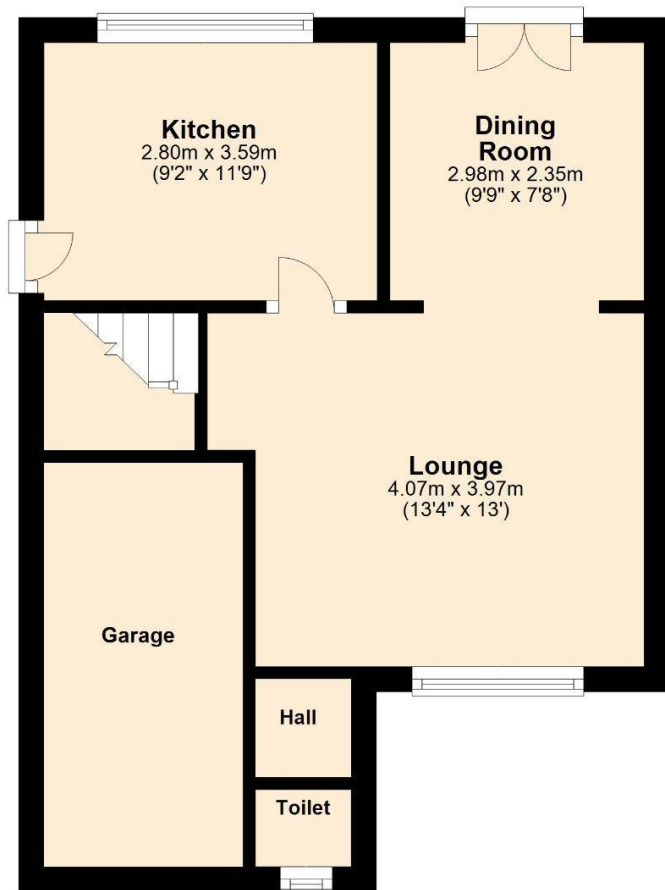
FRONT

With gravel area, gated side access, driveway affording off street parking for three vehicles and access to garage with up and over door.

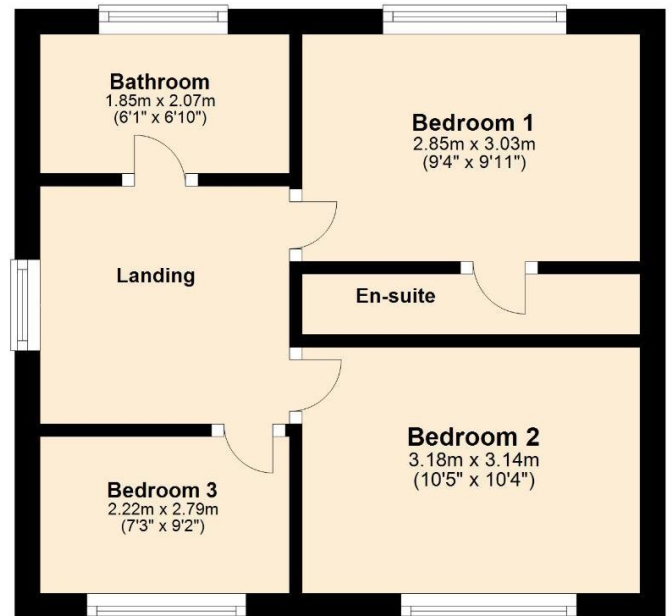
REAR

Fully enclosed garden laid to gravel, patio, selection of shrubs, pergola and garden shed.

Ground Floor



First Floor



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.

122 Gorse Cover Road Severn Beach BRISTOL BS35 4NP		Energy rating D
Valid until 1 April 2036	Certificate number 0624-3060-3204-2536-8200	

Property type	Detached house
Total floor area	92 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 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.