



6 DEVONSHIRE DRIVE, PORTISHEAD BS20 8EF

A two-bedroom first-floor flat offering well-proportioned accommodation and an excellent opportunity for a purchaser looking to modernise and create a home to their own specification. Requiring comprehensive updating throughout, the property provides considerable potential and is complemented by the added benefit of a private garage.

The accommodation is approached via a central entrance hall, which provides access to all of the principal rooms and includes useful built-in storage.

A particular feature of the property is the generously proportioned living and dining room. Offering ample space for both sitting and dining areas, this bright and versatile room benefits from a large window providing plenty of natural light. While requiring refurbishment, its size and layout provide an excellent foundation for creating a contemporary open-plan living space.

Adjoining the living area is the separate kitchen, currently fitted with a range of wall and base units, work surfaces and space for appliances. The kitchen requires complete modernisation but offers purchasers the opportunity to redesign the space to suit their individual requirements.

There are two bedrooms, both benefiting from natural light and offering good flexibility for a variety of buyers. The principal bedroom is particularly well proportioned, while the second bedroom would make an ideal guest room, child's bedroom or dedicated home office.

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and WC. As with the remainder of the property, the room would benefit from comprehensive refurbishment and provides scope to create a stylish modern bathroom.

GARAGE & PARKING

The property further benefits from a private garage, offering valuable additional storage or secure parking, together with the convenience of communal residents' parking.

LOCATION

Situated just off Nore Road in the highly regarded Redcliffe Bay area of Portishead, the property enjoys an appealing coastal setting with a wealth of scenic surroundings close at hand. Picturesque coastal and woodland walks are within easy reach, while both Portishead Marina and the bustling High Street are conveniently accessible.

The location is also well served by a wide range of everyday amenities, with supermarkets, independent shops, cafés and leisure facilities available within a short drive. Combining coastal surroundings with convenient access to the town's amenities, the property is ideally positioned for enjoying all that Portishead has to offer.

AGENT NOTES

M5 (J19) 4 miles, M4 (J20) 12 miles, Bristol Parkway 14 miles, Bristol Temple Meads 11 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Leasehold

Combined Service Charge & Ground Rent: £1860 (£435 per quarter)

Council Tax Band: B

Services: All mains services connected.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440



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Ground Floor

Approx. 58.0 sq. metres (624.4 sq. feet)



Total area: approx. 58.0 sq. metres (624.4 sq. feet)



- First Floor Apartment
- Open Plan Living
- No Onward Chain
- Garage & Residents Parking
- Viewings Commencing From 9th October
- Two Bedrooms
- Approx. 624 Sq.Ft
- In Need of Modernisation
- Peaceful Redcliffe Bay Location

Opening hours vary slightly in each office
Mon to Fri 9am-6pm Sat 9am-4pm

