Severnside
Estate Agents



46 Riverside Park, Severn Beach, BS35 4PN

£325,000

115 Beach Road, Severn Beach, Bristol, BS35 4PQ
Telephone: 01454 633611 Email: contact@severnsideestateagents.co.uk

Registered Office: Cornerstone House, Midland Way, Thornbury, BS35 2BS Director: A Coulbèrt
Company Registration Number: 6990304 VAT Registration Number: 185 5475 70









Viewing by arrangement with Severnside Estate Agents Ltd

Severnside Estate Agents are delighted to offer for sale with NO ONWARD CHAIN this well-presented and versatile three-bedroom town house, ideally positioned to take full advantage of the spectacular views across the Severn Estuary towards the Severn Bridge. Arranged over three floors, the property provides generous and flexible living accommodation, making it an ideal home for families, couples or those looking for additional space for guests or home working.

The property is entered via an entrance door leading into the hallway, with the ground floor offering a versatile third bedroom, utility room, downstairs shower room and access to the integral garage. To the first floor, there is a modern kitchen/diner alongside a spacious lounge. The lounge benefits from double doors opening onto a private balcony, providing an excellent outdoor space from which to relax and enjoy the far-reaching estuary and Severn Bridge views. The second floor provides two further well-proportioned bedrooms, both benefiting from en-suite facilities, with the impressive views continuing from this level. Externally, the property benefits from an enclosed rear garden, together with off-street parking and an integral garage. Further benefits include UPVC double glazing and gas central heating.

An early viewing is highly recommended to fully appreciate the versatile accommodation, attractive setting and stunning views this property has to offer.

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 stairs to first floor, doors to:

DOWNSTAIRS SHOWER ROOM
With shower cubicle with shower, wash hand basin, wc, radiator.

UTILITY ROOM **2.6m x 1.6m (8'5 x 5'2)**
With upvc double glazed door to rear garden, range of wall and base units, sink unit with mixer tap over, space for washing machine.

BEDROOM THREE **2.6m x 2.3m (8'6 x 7'8)**
With upvc double glazed window to rear aspect, radiator.

STAIRS TO FIRST FLOOR LANDING with doors to:

LOUNGE **4.3m x 4.0m (14'2 x 13'3)**
With upvc double glazed window to front aspect, upcvc double glazed French doors to balcony with views over the Estuary, radiator.

KITCHEN / DINER **4.3m x 3.0m (14'2 x 10')**
With upvc double glazed windows to rear aspect, range of wall and base units with worktop over, sink unit with mixer tap over, built in oven with hob and extractor hood over, space for fridge freezer, radiator.

STAIRS TO SECOND FLOOR LANDING with doors to:

BEDROOM ONE **4.3m x 3.5m (14'3 x 11'4)**
With upvc double glazed windows to front aspect with views over the Estuary, radiator, door to:

EN-SUITE BATHROOM
With bath with shower over, vanity unit with inset wash hand basin, wc.

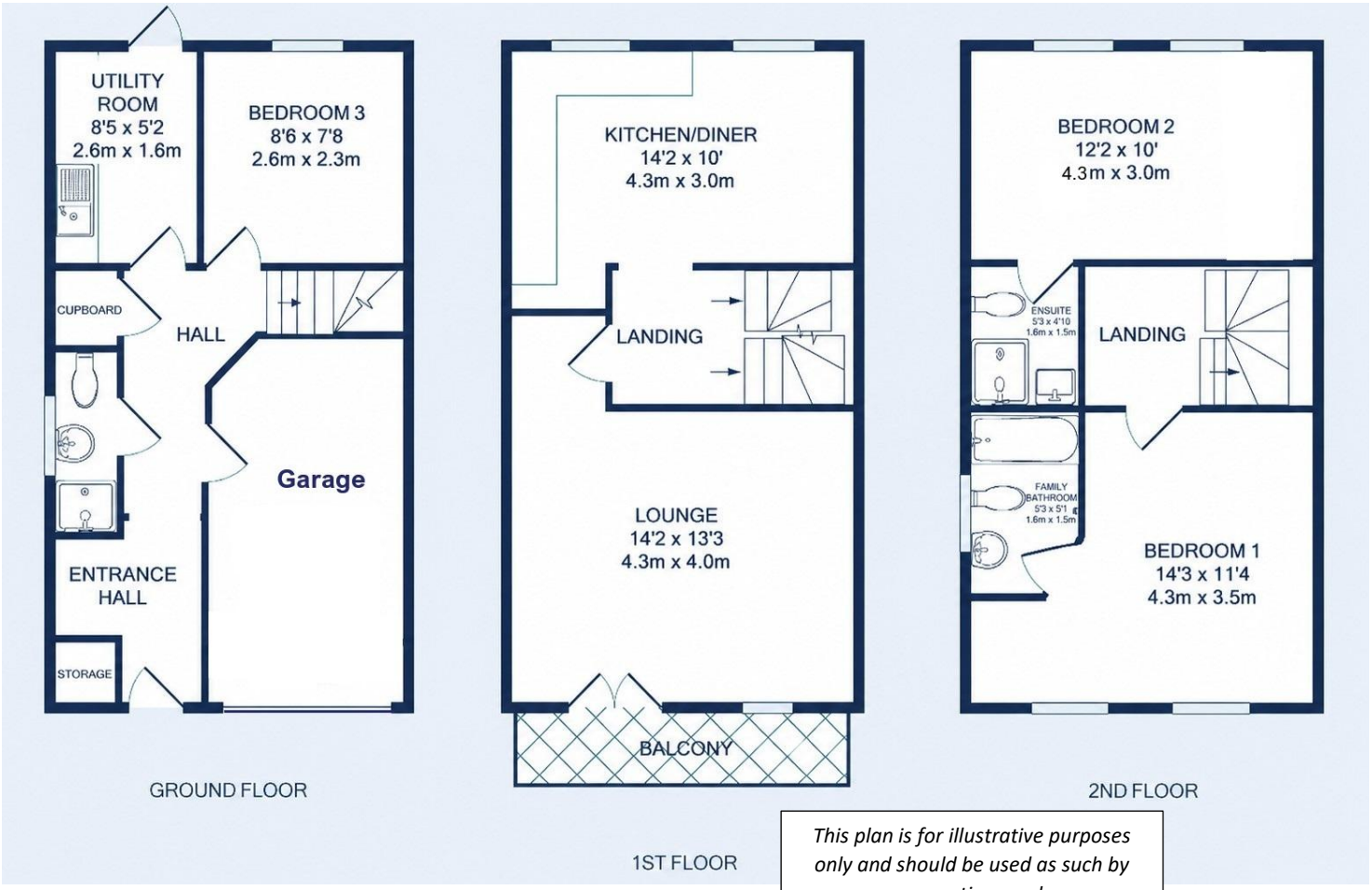
BEDROOM TWO **4.3m x 3.0m (12'2 x 10')**
With upvc double glazed windows to rear aspect, radiator, door to:

EN-SUITE SHOWER ROOM
With shower cubicle with shower, vanity unit with inset wash hand basin, wc.

FRONT
Driveway providing off street parking, access to garage.

REAR GARDEN
Fully enclosed with decking and patio areas, flower and shrub border, garden shed.

GARAGE
Single garage with up and over door. Pedestrian access from hallway.



This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

46 Riverside Park
Severn Beach
BRISTOL
BS35 4PN

Energy rating **D**

Valid until	Certificate number
8 November 2031	**9090-9080-0622-9001-0993**

Property type	Mid-terrace house
Total floor area	96 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The Property Ombudsman

TENURE: The vendor has advised us that the property is freehold. Purchasers should obtain confirmation of this through their solicitor

rightmove

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.

SS468