







3 SEVILLE COURT, PORTISHEAD BS20 7BD

GUIDE PRICE £300,000

With Portishead Marina, Eastwood woodland, Portishead Lake Grounds, the High Street and Portishead Primary School all within easy reach, this well-presented two-bedroom home is ideally positioned for enjoying everything Portishead has to offer and is sure to appeal to a wide range of buyers.

The property provides well-proportioned accommodation arranged over two floors, with a particularly generous lounge/diner, fitted kitchen, ground floor cloakroom and enclosed rear garden.

The ground floor is centred around the spacious lounge/diner, measuring approximately 14'10" x 11'8", providing ample space for both comfortable seating and dining. French doors open directly onto the rear garden, creating a lovely connection between the principal living space and outside, while an understairs cupboard provides useful additional storage.

The fitted kitchen measures approximately 10'1" x 5'3" and features a range of wall and base units, work surfaces and tiled splashbacks, together with a fitted electric oven, gas hob and extractor fan. A uPVC double glazed window overlooks the front elevation.

To the first floor are two well-proportioned bedrooms and a family bathroom. Bedroom One measures approximately 10'4" x 8'9" and overlooks the rear garden, with the added benefit of a fitted wardrobe. Bedroom Two is particularly generous at approximately 12'4" x 9'4" and benefits from fitted double mirror-fronted wardrobes.

The first floor landing provides access to the loft space via a ladder and also incorporates a useful airing cupboard.

Outside, the enclosed rear garden provides a private and practical space to relax, entertain and enjoy the warmer months, with direct access from the lounge/diner.

LOCATION

Ideally positioned within easy reach of Portishead High Street, Marina and Lake Grounds, the property enjoys excellent access to shops, cafés, restaurants, leisure facilities and attractive coastal walks. The Lake Grounds offer open space, recreational facilities and views across the Severn Estuary, with nearby woodland and countryside providing further opportunities for outdoor pursuits.

Portishead is also set to benefit from the reopening of its railway line, with direct services to Bristol Temple Meads currently scheduled to begin in winter 2028/29, further enhancing the town's appeal for commuters.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band – to be confirmed.

Parking: Allocated Parking Space

Water & Drainage: Mains water and mains drainage.

Mains Services connected: mains gas, mains electric, drainage, mains water

Broadband: Broadband available – speed and provider to be confirmed.

Mobile Coverage: Coverage available – subject to individual provider and location.

Flood Risk: Buyers should make their own enquiries regarding flood risk.

Rights & Restrictions: Buyers should verify any rights of way, covenants, easements or restrictions with their solicitor.

ALLOCATED PARKING SPACE

The property has an allocated parking space for one vehicle.



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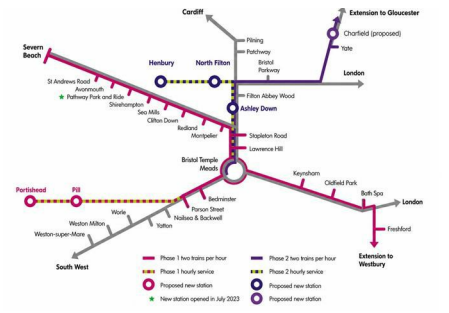












- Terraced home with well-proportioned accommodation
- Enclosed courtyard garden with excellent outdoor space
- Close to High Street, Marina & Lake Grounds
- Spacious lounge/diner with French doors to the garden
- Two Double Bedrooms
- Excellent transport links, with the Portishead railway line due to re-open
- Approximately 915 SQ FT
- Viewing Highly Advised

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

GOODMAN & LILLEY