



Treetops, 7 Glenwood Rise, Portishead, BS20 8EH
£2,350 per calendar month

Steven
Smith

This beautifully presented four bedroom detached house is available to rent just off Nore Road in the sought after coastal town of Portishead. Offering spacious and versatile living accommodation, the property features a bright and airy lounge, a modern kitchen with integrated appliances and a separate dining area ideal for entertaining. Downstairs, there are four generously sized bedrooms, including a master with en suite. Outside, the home benefits from a well maintained garden, perfect for relaxing or alfresco dining, along with a private driveway and garage. Located in a quiet and desirable residential area, the property enjoys close proximity to local amenities, schools, and the scenic Portishead Marina and coastal walks. This is a perfect family home offering both comfort and convenience in a prime location.

Accommodation (all measurements approximate)

GROUND FLOOR

Front door opens to:

Hall

Wood effect floor, stairs to lower level accommodation, access to loft space and a cupboard for coats etc.

Cloakroom

White suite of WC with concealed cistern, wall mounted washhand basin, extractor fan.

Sitting Room 21' 9" x 11' 9" (6.62m x 3.58m)

A light and airy room with a large window and a Juliet balcony looking over the rear garden, wood effect floor, feature fireplace, door to dining room.

Kitchen 11' 2" x 9' 3" (3.40m x 2.82m)

Beautifully fitted with a range of shaker style wall and base units incorporating a work surface, ceramic sink with mixer tap, Stoves electric oven with five ring electric hob and concealed extractor hood. Integrated dishwasher, washing machine and microwave, tiled splashbacks, tiled effect floor, window looking out over the front garden, wine rack, spotlights, door to garage. Door opens to:

Dining Room 11' 9" x 9' 4" (3.58m x 2.84m)

Window overlooking the rear garden, wood effect floor. Door opens to:

Study 8' 6" x 7' 5" (2.59m x 2.26m)

Could also be used as a garden room with wood effect floor, sliding patio door which opens to:

The Balcony

A great space to take in the views of the impressive garden. There are channel glimpses to the Welsh coastline.

Bedroom 4 15'9" x 8'10" max 6'10" min

The wardrobes will be included in this room. Wood effect floor, washhand basin set into vanity unit with storage below, window to front.

Bathroom

Beautifully fitted with a three piece white suite of WC, washhand basin with storage below and bath with hand held shower attachment. Fully tiled Porcelanosa walls, tiled effect floor, chrome ladder radiator, obscure window.

LOWER LEVEL HALLWAY

Wood effect floor, access to a storage cupboard.

Bedroom 1 18'10" x 10'10" max 8'10" min

Wardrobes to be included. A lovely master bedroom with a window overlooking the rear gardens, wood effect floor, understairs area which could be used as a small study or dressing area.

En-Suite

Three piece white suite of WC, washhand basin, shower cubicle with mains shower, fully tiled walls, wood effect floor, extractor fan.

Bedroom 2 14' 9" x 9' 4" (4.49m x 2.84m)

Window to rear. Measurements include the wardrobes.

Bedroom 3 11' 9" x 10' 7" (3.58m x 3.22m)

Window overlooking the rear garden, wood effect floor. Measurements include wardrobes.



Family Room/Home Office/Bedroom 5 35'1" x 8'11" max 8'5" min

A very versatile space which could be used as a bedroom, home office, a playroom etc. Measurements include a large cupboard. Two windows overlooking the rear garden and french doors opening out to the patio.

OUTSIDE

From Glenwood Rise a block paved driveway provides off road parking and leads to the single garage. The front gardens have been beautifully looked after, are laid to lawn with established shrubs and small trees to borders.

The Garage 18' 11" x 15' 10" (5.76m x 4.82m)

With up and over automatic door, power and light.

The Rear Garden

The rear garden is a particular delight and immediately outside of the french doors from the family room is a sizable patio. Steps descend to the bottom of the garden where a beautiful view back up towards the property can be appreciated. The garden has a fine array of established shrubs, perennials and trees and offer a good amount of privacy and peace and quiet. These gardens also have the added advantage of being predominantly south facing.

The Terms:

Rent per calendar month: £2,350.00

Deposit: £2,711.53 to be lodged with the DPS

Term: Periodic

Insurance: The landlord will be responsible for the buildings insurance. We recommend that the tenant take out adequate contents insurance and accidental damage insurance

Services: All mains services connected - tenant to pay

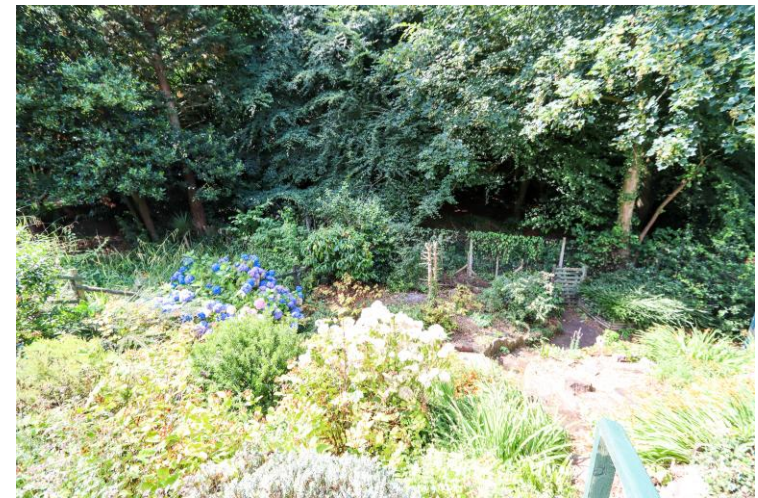
Council Tax Band: E - Tenant to pay

Availability: Immediately, subject to referencing

Energy Rating: D

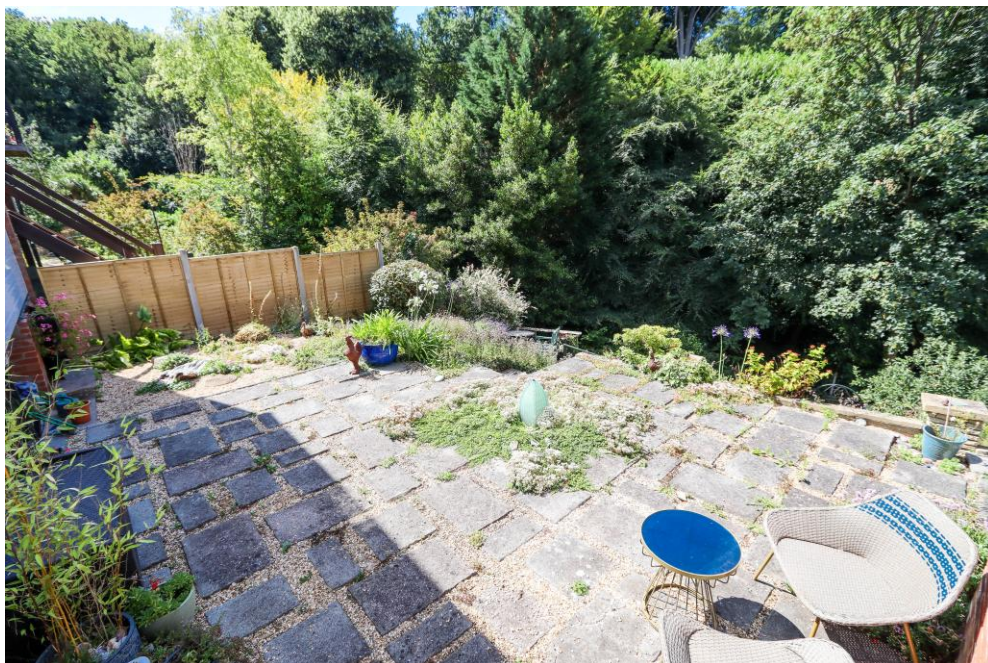
Additional fees may apply and will be advised to you before you take up the tenancy

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Health & Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiation. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs have been taken using a wide angle lens.

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