



## 54 CHARLCOMBE RISE BRISTOL

**£750,000**  
**FREEHOLD**

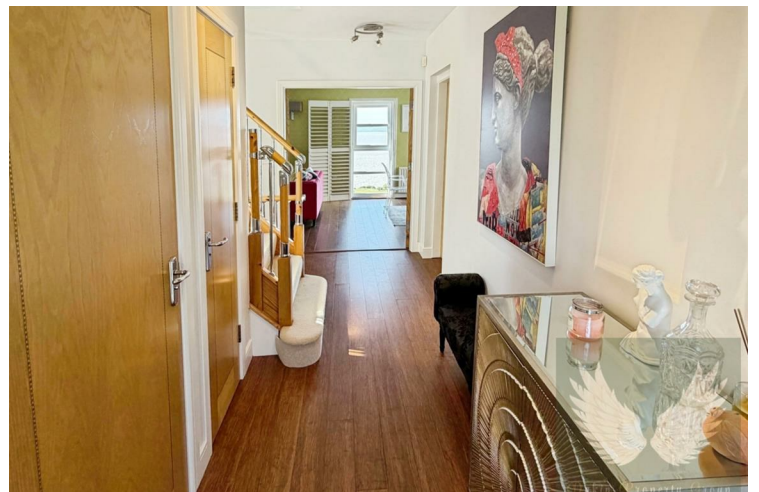
Some homes make an impression.

This one makes a habit of distracting you.

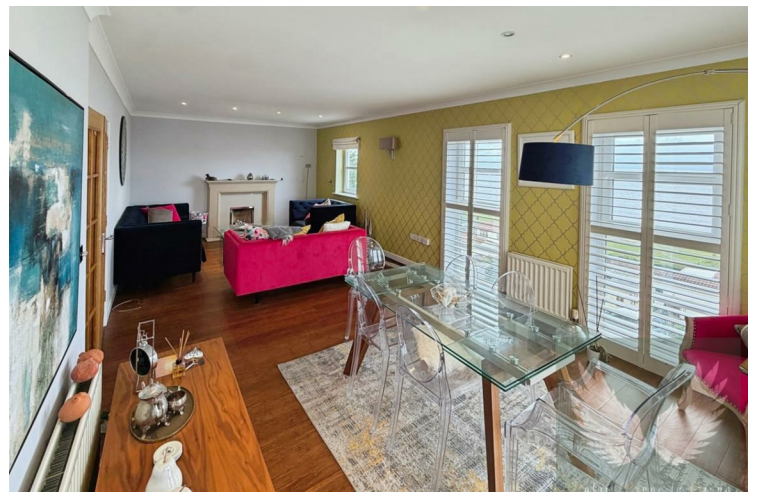
You put the kettle on and find yourself staring out of the window. You step onto the terrace for five minutes and somehow an hour has passed.

That's life here.

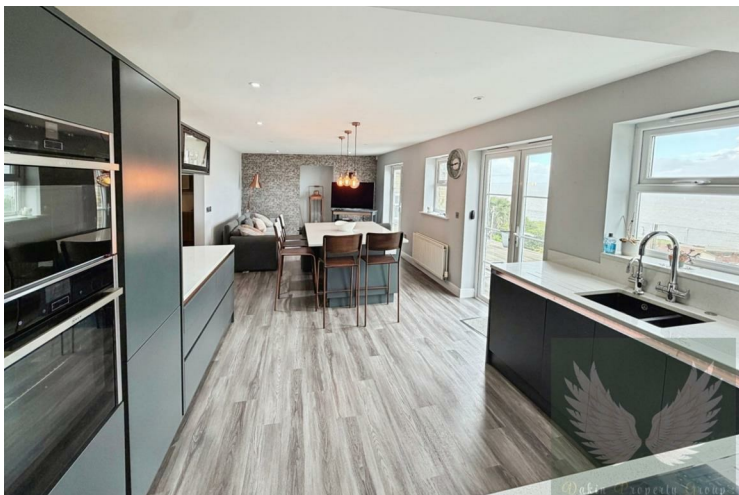
Occupying an elevated position in Portishead, this beautifully presented four-bedroom detached home enjoys breathtaking views across the Bristol Channel towards the Welsh coastline. The outlook is



- Front-row views across the Bristol Channel towards Wales
- One of Portishead's most desirable elevated positions
- Four bedrooms, including a superb principal suite with en-suite
- Spectacular sun terrace designed around the view
- Open-plan kitchen, dining and family space



- Balcony accessed directly from the sitting room
- Home office perfect for remote working
- Double garage, gym space and driveway parking
- No onward chain
- Excellent links to Bristol, the M5 and Bristol Airport





Lower Ground Floor

Ground Floor

First Floor

Total floor area: 205.7 sq.m. (2,214 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: C     Council Tax Band: G**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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