

1 Malin Parade, Portishead, Bristol, Somerset. BS20 7GZ

£297,000 Freehold

FOR SALE



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## PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENT... Nestled in the sought-after community of Portishead, this delightful two-bedroom coach house on Malin Parade presents an exceptional opportunity for comfortable living and convenient amenities. Boasting a well-thought-out layout, modern features, and a prime location, this property is a perfect choice for those seeking a harmonious blend of style, functionality, and convenience.

The property features two generously sized bedrooms, providing ample space for relaxation and privacy. Whether you're looking to create a serene master suite or a cozy guest room, these bedrooms cater to your individual needs.

The spacious living room and dining area have been cleverly designed to offer a seamless flow of space, ideal for both entertaining and everyday living. Natural light floods the interior, creating an inviting ambiance for you and your guests.

The property's unique feature, an integrated garage underneath the coach house, provides not only secure parking but also additional storage options. This convenience is a valuable asset for homeowners, ensuring that your vehicles and belongings are kept safe and easily accessible.

Situated on Malin Parade, this coach house benefits from a prime location within Portishead. Residents can enjoy easy access to a range of local amenities, including shops, schools, parks, and public transportation, enhancing the overall quality of life.

## FEATURES

- 360 VIRTUAL TOUR AVAILABLE
- Coach House
- Two Bedrooms
- Lounge/Diner
- Gas Central Heating
- UPVC Double Glazing
- Garage
- Sought After Location
- Small part of garden to the side
- EPC - C



## ROOM DESCRIPTIONS

### Entrance

Pathway leading up to front door opening through to;

### Entrance Hall

Stairs Rising to First Floor Landing

### First Floor Landing

Access to living room, both bedrooms and bathroom, two storage cupboards and loft hatch

### Living Room

18' 11" Max x 18' 6" Max (5.77m x 5.64m) L-SHAPED ROOM....UPVC double glazed window to front elevation, Velux window, TV point, telephone point, two radiators.

### Kitchen

11' 10" x 7' 11" (3.61m x 2.41m) UPVC double glazed window to front aspect, range of wall and base units inset one and a half bowl sink and drainer, space for fridge freezer and space and plumbing for washing machine, gas hob with oven under and extractor over

### Bedroom 1

15' 4" x 9' 9" (4.67m x 2.97m) UPVC double glazed window to rear elevation, built in wardrobes, TV point, telephone point, radiator.

### Bedroom

12' 11" x 8' 3" (3.94m x 2.51m) UPVC double glazed window to front aspect, radiator.

### Bathroom

UPVC double glazed window to front elevation, Fitted with a white suite comprising low level WC, pedestal wash hand basin with tiled splash backs, paneled bath with shower over, partially tiled, extractor fan,

### Garage

Accessed via up and over door with power and light and large storage cupboard.

### Small Garden

The property also benefits from owner a small bit of garden to the right of the property as you are looking at it





# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>75</b>	<b>75</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	