

**Polden Road, Portishead, Bristol - FANTASTIC VIEWS,
Somerset. BS20 6DL**

£300,000 Freehold

FOR SALE



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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS ... This well presented semi detached house offers 3 bedrooms with sea views to the rear, kitchen with separate diner, lovely garden and parking to the front. The property is approached via the driveway and steps to the front to a front entrance hall which has the stairs to the first floor. The living room is a good size to the front of the house while to rear is the kitchen and a separate dining room. The kitchen offers a range of wall and base units with worktops over, halogen hob with extractor hood over and electric oven under, spaces for washing machine and fridge freezer, inset composite sink/drainage and a door to the rear leads into a utility area which has a dryer and separate freezer. From here a further door leads into a storage area and a door to the rear garden.

Upstairs there are 3 bedrooms with beds 1 and 3 having a built in cupboard. The family bathroom is a white suite consisting of WC, wash basin and a large shower. Outside to the front there is driveway parking for 1, a lawn area with shrub borders and a pathway to the side leads to a further lawn area. To the rear the garden has a raised patio terrace ideal for table and chairs with steps down a lawned area with timber garden shed. From the rear of the house there are views towards the channel and beyond to the Welsh countryside. The area to the side of the house is large enough so it could even mean an extension could be possible with the proper planning permissions.

FEATURES

- Semi detached family home
- Three bedrooms
- Kitchen with separate dining room
- Driveway parking to front
- Utility and store area
- Lovely rear garden
- Channel views and countryside beyond
- Extension potential to side with proper planning
- EPC - D
- WALK THROUGH 360 VIDEO TOUR AVAILABLE



ROOM DESCRIPTIONS

Entrance Hall

Stairs to first floor ; under stairs cupboard

Living Room

13' 0" x 12' 3" (3.96m x 3.73m)
Radiator; Upvc double glazed window to front

Dining Area

9' 1" x 8' 11" (2.77m x 2.72m) Radiator;
Upvc double glazed window to rear

Kitchen

9' 10" x 8' 10" (3.00m x 2.69m) Upvc double glazed window to rear; range of wall and base units with worktops over, halogen hob with extractor hood over and electric oven under, spaces for washing machine and fridge freezer, inset composite sink/drainer and a door to the rear leads into a utility area

Utility Area

8' 5" x 4' 11" (2.57m x 1.50m) Space for dryer and separate freezer. From here a further door leads into a storage area and a door to the rear garden

Store Area

8' 3" x 5' 5" (2.51m x 1.65m) Window to side

Bedroom 1

11' 1" x 9' 11" (3.38m x 3.02m)
Radiator; Upvc double glazed window to front; built in cupboard

Bedroom 2

11' 3" x 8' 11" (3.43m x 2.72m)
Radiator; Upvc double glazed window to rear and views

Bedroom 3

9' 3" x 7' 5" (2.82m x 2.26m) Radiator;
Upvc double glazed window to front; built in cupboard

Bathroom

7' 10" x 5' 7" (2.39m x 1.70m) Radiator;
Upvc double glazed window to rear; white suite consisting of WC, wash basin and a large shower.

Outside

FRONT - Outside to the front there is driveway parking for 1, a lawn area with shrub borders and a pathway to the side leads to a further lawn area.

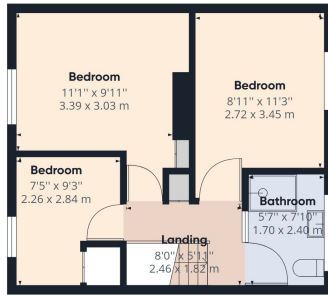
REAR - To the rear the garden has a raised patio terrace ideal for table and chairs with steps down a lawned area with timber garden shed. From the rear of the house there are views towards the channel and beyond to the Welsh countryside.



FLOORPLAN & EPC



Floor 0



Floor 1



Approximate total area⁽¹⁾
871.63 ft²
80.98 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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