



9 WETLANDS LANE,
PORTISHEAD, BS20 6RA

GOODMAN
& LILLEY



THIS ATTRACTIVE SEMI-DETACHED DORMER BUNGALOW PRESENTS AN EXCITING OPPORTUNITY FOR BUYERS SEEKING SPACE, FLEXIBILITY, AND POTENTIAL IN EQUAL MEASURE.

A semi-detached dormer bungalow set in a quiet and desirable location, just a short distance from Portishead High Street and within easy reach of both primary and secondary schools. Full of potential, this property offers a generous rear garden and, subject to the necessary planning permissions, excellent scope for extension.

Upon entering, you are welcomed into an entrance porch which then leads into the hall with doors leading to the kitchen, living room, family bathroom, and bedrooms two and three (currently the dining room). The kitchen enjoys a pleasant outlook over the rear garden and features a hatch through to the sizeable living room, which includes the original chimney breast and glazed doors and window providing access to the garden. Both ground floor bedrooms are generously proportioned doubles, served by a well-appointed family bathroom.

Upstairs, the converted loft space offers a further double bedroom with an en-suite shower room. The room benefits from good head height throughout, as well as multiple eaves storage areas, making it both practical and comfortable.

The property also benefits from off-road parking for one vehicle and a detached single garage. To the rear, the private garden provides a peaceful and enclosed outdoor space—ideal for families, gardening, or future development potential. Offered to the market with no onward chain, this home represents an excellent opportunity for those looking to put their stamp on a spacious and well-located property.

Location

The property enjoys a prime position on the rural fringes of Portishead, offering a peaceful setting while remaining conveniently close to

everyday essentials. It is ideally situated within easy reach of the highly regarded Gordano Secondary School, making it an excellent choice for families. Portishead High Street is just a short drive away, providing a variety of shops, cafés, and essential services. Residents can also enjoy a wide range of local amenities nearby, including leisure facilities, parks, and community spaces. For those who appreciate the outdoors, the area boasts a wealth of countryside and woodland walks right on the doorstep, perfect for weekend strolls, dog walking, or more adventurous hikes—all while enjoying the natural beauty of North Somerset.

With bungalows in Portishead in short supply, don't delay contact Goodman & Lilley, Call, Click or Come in and visit our experienced sales team to arrange your next appointment to view- 01275 430440/sales@goodmanlilley.co.uk

M5 (J19) 3 miles, M4 (J20) 11 miles, Bristol Parkway 14 miles, Bristol Temple Meads 10.5 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold.

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: Electric, Water and Mains Drainage connected, Gas not connected.

All viewings strictly by appointment with the agent Goodman & Lilley - 01275 430440

- Semi-Detached Dormer Bungalow
- In Need Of Modernisation
- Popular Location
- Southerly Facing Rear Garden
- Viewing Highly Advised
- Two/Three Bedrooms
- Potential To Extend (STP)
- Garage & Driveway
- Loft Room with En-Suite

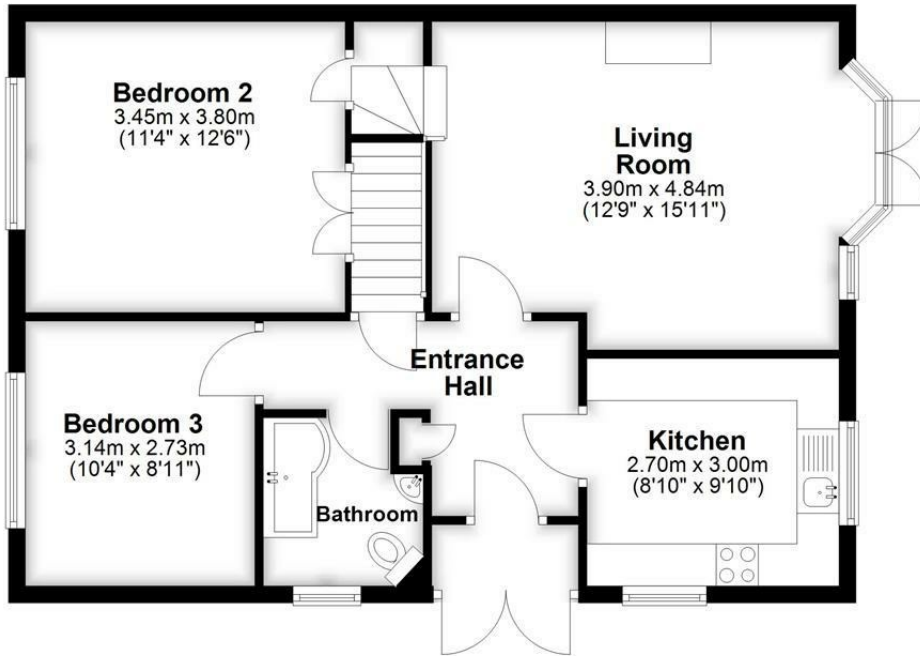


GUIDE PRICE £335,000



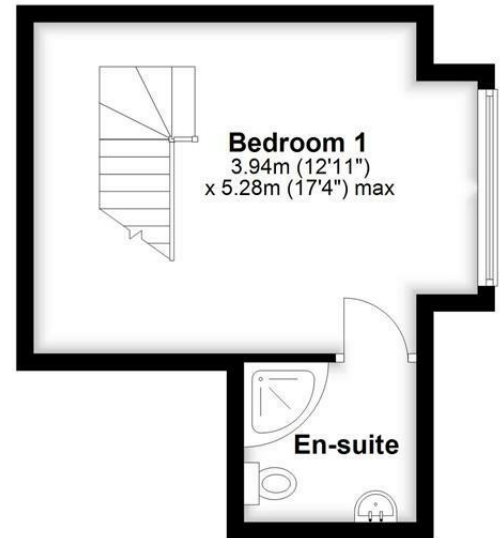
Ground Floor

Approx. 65.0 sq. metres (699.6 sq. feet)



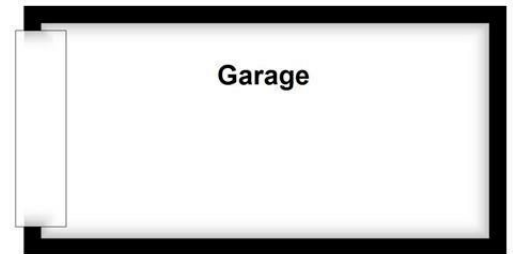
First Floor

Approx. 23.9 sq. metres (256.9 sq. feet)



Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 88.9 sq. metres (956.5 sq. feet)

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