



5 PORTLAND DRIVE,  
PORTISHEAD, BS20 6YQ

**GOODMAN  
& LILLEY**



THIS WELL PRESENTED TWO-BEDROOM END-OF-TERRACE HOME IS SITUATED IN THE SOUGHT-AFTER BRAMPTON WAY AREA OF PORTISHEAD, CONVENIENTLY POSITIONED CLOSE TO LOCAL SHOPS, LEISURE FACILITIES, CAFÉS AND RESTAURANTS, MAKING IT AN IDEAL PURCHASE.

This two-bedroom home offers a practical and well-considered layout, thoughtfully designed to maximise space and natural light throughout. The property would appeal to a wide range of buyers, including first-time purchasers, downsizers and investors alike.

The property is initially approached via a brick built porch with double glazed windows, opening into a warm and welcoming living room featuring decorative ceiling beams. A door beneath the staircase leads through to the well-appointed kitchen diner, which is fitted with a range of wooden units providing ample storage and generous worktop space. The kitchen diner flows seamlessly into the conservatory, creating an ideal seating/dining area with direct access to the rear garden.

Stairs from the living room rise to a first floor landing. The principal bedroom is positioned to the right and offers plenty of space for a large bed and storage units, along with pleasant views over the estate. Across the landing is the second bedroom, which would make an ideal guest room or home office and enjoys views over the rear garden. Completing the accommodation is the shower room, fitted with a white suite comprising a WC, wash basin and shower.

Further benefits include a new combination boiler, installed in January 2025.

## Garden

The property benefits from an easterly facing rear garden, featuring a patio area adjoining the house, ideal for morning sun and outdoor dining. The garden continues to a gravelled section at the far end, complemented by paving stones to create an additional low-maintenance seating or entertaining area. In addition, the property enjoys a low-maintenance front garden, laid with stone chippings and complemented by a variety of shrubs, plants and bushes.

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- End of Terrace Home
- Conservatory
- Enclosed Rear Garden
- Cul-De-Sac Location
- Two Bedrooms
- Highly Popular Location
- Garage & Driveway
- Ideal for First-Time Buyers or Investors



GUIDE PRICE £300,000

## Garage & Parking

The property further benefits from a garage positioned alongside the garden, together with ample driveway parking both in front of the garage and the house, offering convenience and flexibility for multiple vehicles.

## Location

Located in the highly sought-after Brampton Way area, this property is conveniently positioned close to Portishead's lively High Street, which offers a wide range of local shops, cafés and restaurants.

## Agent Notes

Tenure: Freehold (to be confirmed by the vendor's solicitor)

Local Authority: North Somerset Council

Council Tax Band: B

Services Connected: Mains electricity, Mains Gas, Mains water & Mains drainage

Broadband & Connectivity: Superfast and ultrafast broadband available in the area, Fibre broadband services provided by major suppliers including Openreach and Virgin Media

Mobile signal coverage available (provider dependent)



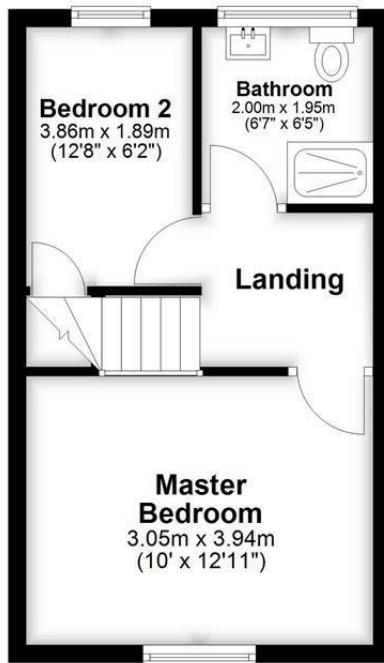
## Ground Floor

Approx. 41.1 sq. metres (442.4 sq. feet)



## First Floor

Approx. 27.6 sq. metres (297.0 sq. feet)



Total area: approx. 68.7 sq. metres (739.4 sq. feet)

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