



128 NEWFOUNDLAND WAY,  
PORTISHEAD, BS20 7PT

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GOODMAN  
& LILLEY



AN OPPORTUNITY TO ACQUIRE AN IMMACULATLY PRESENTED THREE BEDROOM TOWN HOUSE OFFERING GOOD SIZED LIVING ACCOMMODATION THROUGHOUT WITH THE ADDED BENEFIT OF BEING CLOSE TO THE VIBRANT MARINA AND AMENITIES THAT ARE LOCATED NEARBY.

The property is arranged over three floors and in brief comprises; entrance hall, cloakroom/W.C, kitchen and lounge/diner to the ground floor. The first floor offers two double bedrooms and a family bathroom whilst the third floor showcases a master bedroom suite with en-suite shower room/W.C and dressing room which could easily be used as a nursery or study. To the rear of the property is an enclosed low maintenance garden perfect for entertaining family and friends. Secure gated rear access leads to the driveway providing off street parking and garage.

The Marina couldn't be more convenient to enjoy life in Portishead to the full. The area surrounding the development has undergone a dramatic transformation in recent years and now offers a variety of places to enjoy and visit, including The Lake Grounds, home to the open air swimming pool. Portishead's traditional Victorian High Street and the various bars and restaurants located around the Marina. The development's location is also ideal for commuters, whether you work in the city or further afield, it is just minutes from M5 motorway network.

Positioned towards the end of Newfoundland Way and coupled with the condition and accommodation on offer Goodman & Lilley anticipate a good degree of interest.

Call, Click or Come in and visit our experienced sales team- 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: D

Services: All mains services connected.

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

Accommodation Comprising:

Entrance Hall

Secure part glazed entrance door opening to the entrance hall, radiator, wooden laminate flooring, staircase rising to first floor landing, door opening to:

Cloakroom

Fitted with a two piece modren white suite comprising, pedestal wash hand basin, low level and extractor fan, tiled splashbacks, radiator, wooden laminate flooring.

Kitchen

Fitted with a matching range of modern cream fronted base and eye level units with worktop space over, one and a half bowl stainless steel sink unit with single drainer, tiled splashbacks, built-in electric fan assisted oven with four ring gas hob with extractor hood over, space for fridge/freezer, concealed in wall unit is a gas boiler serving the heating and domestic hot water system, uPVC double glazed window to front aspect, radiator, tiled flooring.

Lounge/Diner

uPVC double glazed window to rear aspect with pleasant views of the sails from the boatyard behind, under stairs storage cupboard, radiator, wooden laminate flooring, telephone point, TV point, secure uPVC double glazed french doors opening to the garden.

First Floor Landing

With airing cupboard housing hot water tank and additional shelving, staircase rising to the second floor landing, doors to bedrooms two, three and family bathroom.

Bedroom Two

uPVC double glazed windows to rear, radiator.

Bedroom Three

uPVC double glazed windows to front aspect, double panelled radiator, telephone point, secure uPVC double glazed double door open to a juliet balcony.

Family Bathroom

Fitted with a three piece modern white suite comprising; deep panelled bath with independent shower over, pedestal wash hand basin, low level W.C, full height tiling to splash prone areas, extractor fan, shaver point, radiator, vinyl flooring.

Second Floor Landing

With a door opening master suite:-

Master Bedroom Suite

Two uPVC double glazed windows to front, storage cupboard, double panel radiator, telephone point, T.V point, door to:

Dressing Room/Bedroom Four

uPVC double glazed window to rear aspect, radiator, access to roof space via loft hatch. Goodman & Lilley have sold properties like this before where the owners have converted these dressing rooms into a fourth bedroom by putting a door from the second floor landing and plaster boarding the access from the master bedroom.

En-Suite Shower

Fitted with a three piece modern white suite comprising; low level W.C, tiled double shower enclosure with electric shower over, pedestal wash hand basin, tiling to splash prone area, shaver point, extractor fan, uPVC double obscure double glazed window to rear, radiator, tiled flooring.

Outside

The low maintenance rear garden enjoys an easterly orientation and is laid predominately to a gravel with floral, shrub and specimen tree borders. A patio seating area abounds the rear elevation of the property and is directly accessed from the lounge/diner which provides a pleasant outdoor space to relax and unwind. The enclosed garden has a pedestrian path that leads to the rear with secure gate providing access to the garage.

Garage

Located to the rear in the middle of a block of three with up and over door, eaves storage space.

- Marina Townhouse
  - Potential For A Fourth Bedroom
  - Front & Rear Gardens
  - Garage & Parking
  - No Onward Chain
- Three Double Bedrooms
  - Well Presented Throughout
  - Close Proximity To The Marina
  - Approximately 1162 SQ.FT



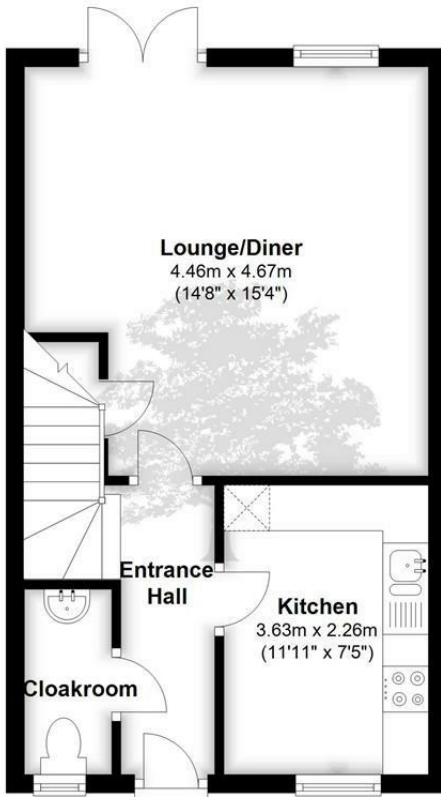
GUIDE PRICE £415,000





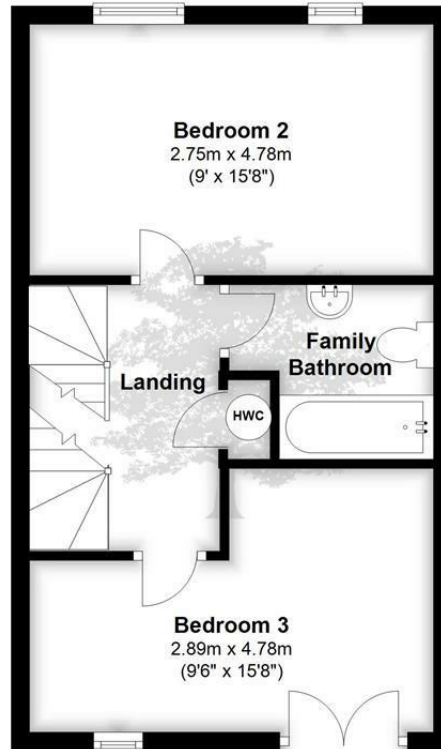
## Ground Floor

Approx. 35.4 sq. metres (380.8 sq. feet)



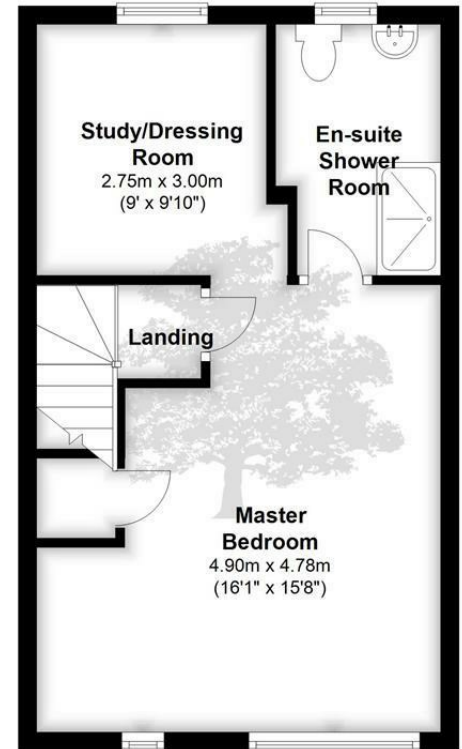
## First Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



## Second Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



Total area: approx. 108.0 sq. metres (1162.3 sq. feet)

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