



15 HONEYLANDS,
PORTISHEAD, BS20 6RB

**GOODMAN
& LILLEY**



TUCKED AWAY WITHIN A QUIET CUL-DE-SAC AT THE LEVEL BOTTOM OF PORTISHEAD, THIS VERSATILE TWO/THREE-BEDROOM SEMI-DETACHED HOME OFFERS AN EXCITING OPPORTUNITY FOR BUYERS LOOKING TO MODERNISE AND PERSONALISE A WELL-PROPORTIONED PROPERTY IN A PEACEFUL YET CONVENIENT LOCATION.

The accommodation begins with an entrance porch leading into a welcoming entrance hall, where stairs rise to the first-floor landing. From here, doors open into the living room and a separate dining room, which could equally serve as a third bedroom, offering flexibility to suit a variety of needs. Also accessed from the hallway are the downstairs bathroom and the kitchen, which in turn flows through to a conservatory overlooking the rear garden.

Upstairs, the first floor provides two generous double bedrooms, completing internal accommodation that totals just under 1,000 sq. ft, giving a real sense of space throughout.

Externally, the property benefits from a driveway positioned to the side, providing access to the garage. The front garden is laid mainly to lawn and is of a good size, with several neighbouring properties along the road creating seating areas to enjoy the morning sun. To the rear, the garden enjoys a desirable westerly aspect and is laid to lawn, making it an ideal space to relax and enjoy afternoon and evening sunshine.

Location

The location is a real highlight, positioned on the level at the bottom of Portishead, making day-to-day amenities easily accessible. Nearby shops, marina facilities, coastal walks and transport links are all within comfortable reach, while the quiet cul-de-sac setting ensures a sense of privacy and tranquillity rarely found so close to local conveniences. Overall, this is a home with solid foundations, outdoor space, and huge potential, ideal for those seeking a project in a well-regarded and established area.

Useful Information

Council Tax Band: Band C.

Services Connected - • Mains electricity • Mains gas (for heating, boiler/radiators) • Mains water supply and drainage • Telecommunications/broadband – (superfast broadband available in the postcode area)

Tenure • The property is Freehold.

Local Authority • The local (billing) authority for this address is North Somerset Council.

- Semi-Detached Family Home
- Versatile Accommodation
- In Need Of Modernisation Throughout
- Westerly Facing Rear Garden
- No Onward Chain

- Two/Three Bedrooms
- Quiet Cul-De-Sac Position
- Garage & Driveway
- Lower Portishead With Good Access To The High Street

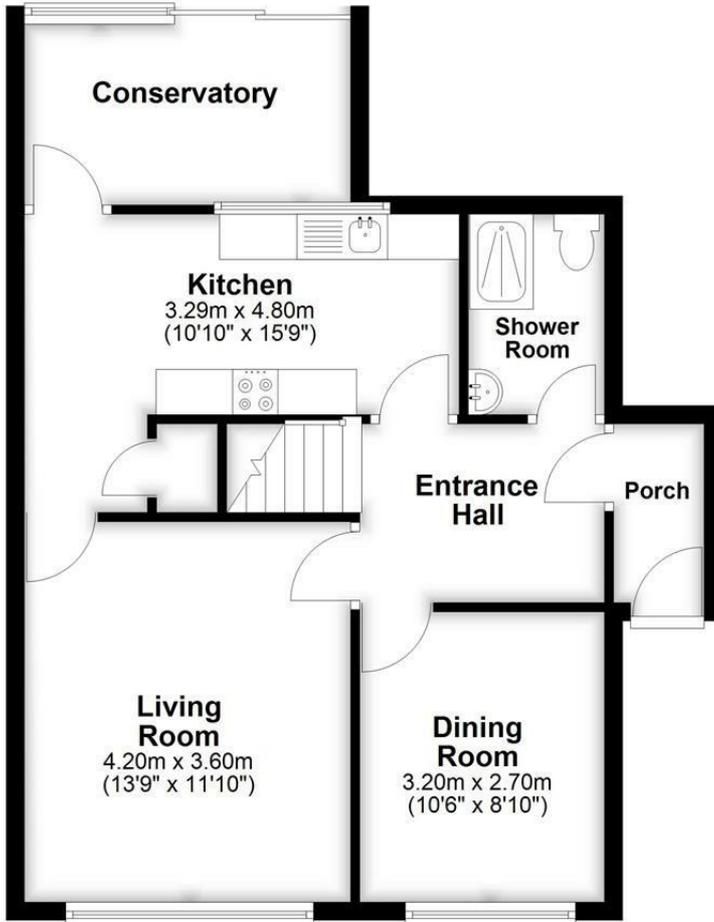


GUIDE PRICE £350,000



Ground Floor

Approx. 58.3 sq. metres (627.8 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



Total area: approx. 92.0 sq. metres (990.5 sq. feet)

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