



49 NEWFOUNDLAND WAY,  
PORTISHEAD, BS20 7FP

**GOODMAN  
& LILLEY**



## AN EXCELLENT OPPORTUNITY TO PURCHASE A THREE-BEDROOM TERRACED TOWNHOUSE, OFFERING WELL-PROPORTIONED LIVING ACCOMMODATION THROUGHOUT AND BENEFITING FROM CLOSE PROXIMITY TO THE VIBRANT MARINA AND A WIDE RANGE OF NEARBY AMENITIES.

This beautifully presented townhouse offers generous and highly versatile accommodation arranged over three well-proportioned floors, finished to a modern standard throughout. Designed with both everyday family life and entertaining in mind, the property combines practical living spaces with stylish finishes, creating a comfortable and inviting home.

The ground floor is entered via a welcoming hallway, which leads naturally into the main living areas. To the left is a convenient cloakroom/WC, ideal for guests, while to the right is a well-equipped kitchen fitted with a range of cream units, ample worktop space, and integrated appliances, providing both functionality and a clean, contemporary aesthetic. To the rear of the property, the spacious lounge/diner forms the heart of the home, offering a bright and airy space for relaxing, dining, and entertaining. French doors open directly onto the garden, allowing natural light to flood the room and creating a seamless transition between indoor and outdoor living—perfect for summer gatherings or quiet evenings at home.

The first floor continues to impress with two generously sized double bedrooms, positioned on either side of the landing to provide excellent balance and privacy. Both rooms are well suited to a variety of uses, whether as family bedrooms, guest rooms, or a combination of sleeping and working space. Centrally located on this floor is the family bathroom, fitted with a modern white suite and a shower over the bath, offering both comfort and practicality.

Occupying the entire top floor is the impressive master suite, providing a private and tranquil retreat. The spacious bedroom is complemented by an en-suite shower room and a separate dressing room, adding a sense of luxury and convenience. The dressing room offers excellent flexibility and could easily be adapted to suit individual needs, such as a home office, nursery, or additional 4th bedroom.

### Garden

Externally, the property benefits from an enclosed, low-maintenance rear garden with a desirable west-facing aspect, making it an ideal space to enjoy afternoon and evening sun.

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- Marina Terraced Townhouse
- Potential For A Fourth Bedroom
- Garage & Driveway
- Approximately 1162 SQ.FT
- Three/Four Bedrooms
- Convenient Location
- West Facing Rear Garden
- No Onward Chain



GUIDE PRICE £420,000

### Garage & Driveway

Accessed through the rear garden gate, the private driveway provides space for one car, with direct access to the garage for secure parking or additional storage.

### Location

The Marina location is perfectly placed to enjoy all that Portishead has to offer. The surrounding area has been transformed in recent years and now boasts a wide range of attractions, including The Lake Grounds with its open-air swimming pool, Portishead's charming Victorian High Street, and an excellent selection of bars and restaurants around the Marina. The development is also ideally suited for commuters, with easy access to the M5 motorway network just minutes away.

### Agent Notes

Situated towards the end of Newfoundland Way, and given the property's condition and generous accommodation, Goodman & Lilley anticipate strong interest.

Call, click, or visit our experienced sales team on 01275 430440 or email [sales@goodmanlilley.co.uk](mailto: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

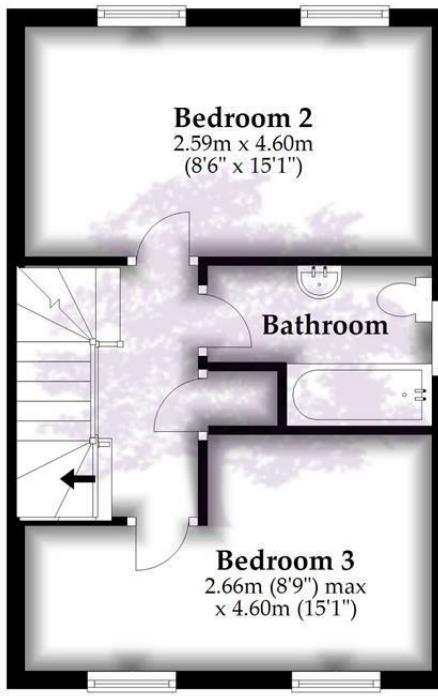
Services: All mains services connected.



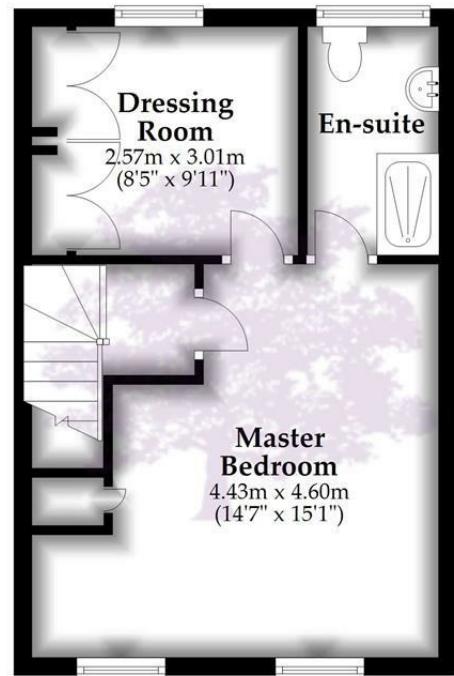
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 100.1 sq. metres (1077.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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