



9 HALLIWELL ROAD,  
PORTISHEAD, BS20 8JP

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**GOODMAN  
& LILLEY**



ENJOYING A UNIQUE SPLIT-LEVEL DESIGN AND POSITIONED TO TAKE ADVANTAGE OF PLEASANT GARDEN AND ESTUARY VIEWS, THIS WELL-PRESENTED TWO BEDROOM BUNGALOW OFFERS LIGHT-FILLED ACCOMMODATION WITH A SOCIABLE OPEN-PLAN LIVING SPACE AND SUN ROOM.

This charming bungalow, in need of some modernisation, is arranged predominantly over one level with subtle split-level sections, creating a unique and well-considered layout with a bedroom positioned at either end of the property. In brief, the accommodation comprises two double bedrooms, a bathroom, an open-plan kitchen/dining/living space and a bright sun room.

Approached from Halliwell Road, the entrance is positioned to the garden side of the property. A welcoming porch, filled with natural light from a glazed door and window, provides the first introduction to the home. To the left sits the principal bedroom, enjoying pleasant views towards the garden and estuary, and benefitting from fitted storage along with a separate storage room which houses the boiler.

To the right of the porch lies the main living accommodation. The kitchen is fitted with a range of wooden base and wall units, offering generous storage and worktop space, and flows seamlessly into a spacious dining area. A subtly split-level design, with two steps and a railing, leads down into the living area, a bright dual-aspect space that opens through patio doors into the sun room. The sun room can also be accessed directly from the second bedroom.

Leading on from the dining area is the bathroom, fitted with a white suite comprising a bath with shower over, wash basin and WC. A further two steps lead down to the second double bedroom, which benefits from fitted wardrobes and bedside storage, as well as views over the garden and direct access to the sun room via patio doors.

### Garden

Enjoying a pleasant estuary-facing aspect, the rear garden features a

patio directly accessed from the sun room, creating an ideal space for indoor-outdoor living and al fresco dining. The patio also accommodates a summer house, while a short flight of steps leads down to a lawned area at the lower level of the garden.

### Garage & Driveway

The property benefits from a single garage and driveway parking for one vehicle

### Location

Situated on the sought-after Halliwell Road in Portishead, the property enjoys an elevated position with impressive views across the estuary, creating a wonderful sense of space and tranquillity. Portishead offers a range of amenities including a vibrant High Street with independent shops, cafés and restaurants, along with supermarkets, leisure facilities and medical services. The popular Marina, coastal walks and green spaces are close by, while excellent transport links provide easy access to Bristol and the surrounding areas.

### Agent Notes

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

Council Tax Band: D

Services: All mains services connected.

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

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- Detached Bungalow
  - Open Plan Living
  - No Onward Chain
  - Garage & Parking
  - Two Double Bedrooms
  - Approx 1009.2 Sq.Ft
  - Large Enclosed Garden
  - Estuary Views



GUIDE PRICE £450,000



## Ground Floor

Approx. 93.8 sq. metres (1009.2 sq. feet)



Total area: approx. 93.8 sq. metres (1009.2 sq. feet)

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