



120A PHOENIX WAY,
PORTISHEAD, BS20 7JX

GOODMAN
& LILLEY







120A PHOENIX WAY

PORTISHEAD BS20 7JX

£439,950

An extremely well-presented four bedroom family home situated in a prime position overlooking the park on the highly vibrant Village Quarter.

Approaching 1500 Sq. Ft this modern townhouse offers a highly convenient location with the park, local shops, leisure facilities and the highly regarded Trinity School all close to hand, making it the ideal purchase for the family buyer.

In brief, the property comprises; entrance hall, cloakroom, re-fitted kitchen/dining room and the living room to the ground floor. To the first floor are three bedrooms and a family bathroom. The master bedroom complete with dressing area and en-suite occupies the entire top floor. Outside, the property benefits from a westerly aspect rear garden laid to artificial lawn with a pleasant patio seating area. A gated driveway provides secure off-street parking that leads up to the garage.

Add in ease of access to the M5 motorway and Bristol City centre and the various leisure pursuits that Portishead has to offer, this is one property that will appeal to all types of purchasers. With properties of this condition and family homes in short supply be sure to be quick to book your viewing, Call, Click or Come in! 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: E

Services: All mains services connected.

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

Accommodation Comprising:-

Entrance Hall

Secure front door opening to entrance hall, stair case rising to the first floor landing, radiator, doors opening to principle rooms.

Cloakroom

Fitted with a two piece white suite comprising; low level WC, pedestal wash hand basin, tiled splash backs, extractor fan, radiator.

Living Room

uPVC double glazed windows to front aspect, uPVC double glazed window to the side aspect with an open view overlooking the park, wood laminate flooring, two radiators, TV & telephone point.

Kitchen/Diner

Beautifully re-fitted with a comprehensive range of white high-gloss wall, base and drawer units with roll top work surfaces that incorporate a central island unit with further drawers and cupboard space, metro tiled splash backs, island induction hob, Inset one and half bowl stainless steel sink with single drainer and swan neck mixer tap, integrated electric fan assisted twin double oven, dishwasher, integrated washing machine, door to pantry, recessed ceiling down lighting, uPVC door and window combination opening to the garden, uPVC double glazed windows to two aspects flooding the room with natural light. The dining area has ample space to position a family sized table and chairs, TV point.

First Floor Landing

uPVC double glazed window to front aspect, two radiators, airing cupboard housing hot water tank, stairs to second floor landing, doors to bedroom two, three, four and the family bathroom.

Bedroom Two

uPVC double glazed window to side aspect, radiator.

Bedroom Three

uPVC double glazed window to side aspect, radiator.

Bedroom Four

uPVC double glazed window to front aspect, radiator.

Family Bathroom

Fitted with a three piece white suite comprising; low level WC, vanity wash hand basin, deep panelled bath with hand shower attachment over, shaver point, two obscured uPVC double glazed windows to front aspect, radiator, extractor fan.

Second Floor Landing

Door opening to the master bedroom suite.

Master Bedroom Suite & Dressing Area

A light filled room with uPVC double glazed window to front aspect, Velux windows, fitted wardrobes with hanging rails, radiators, TV & telephone point, dressing area with further built-in wardrobes, door to:

En-Suite Shower Room

Re-fitted with a matching three piece white suite comprising; low level WC, vanity wash hand basin with storage beneath, tiled shower enclosure with electric shower, shaver point, extractor fan, uPVC obscure double glazed window to front.

Outside

The rear garden enjoys a favored westerly aspect and is laid predominantly to a level artificial low-maintenance lawn and a generous patio area that takes full advantage of the sun providing the ideal place to dine alfresco in the warmer summer months. A gate provides access to the driveway and the garage, outside power points. The front garden is set behind wrought iron fencing, laid to an artificial lawn with flowering shrubs occupying the borders.

Garage & Gated Driveway

The garage is traditionally positioned to the side of the property with the garage approached over a generous gated driveway providing off road parking for two vehicles. The garage has an up and over door, light and power connected.



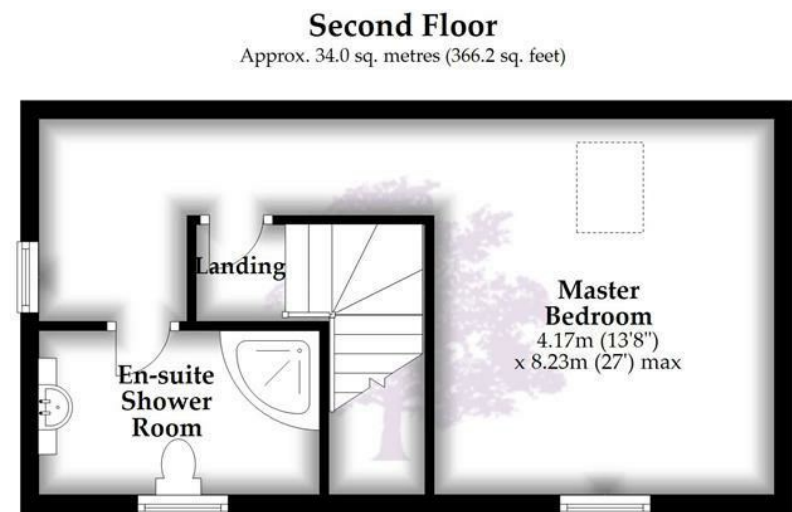
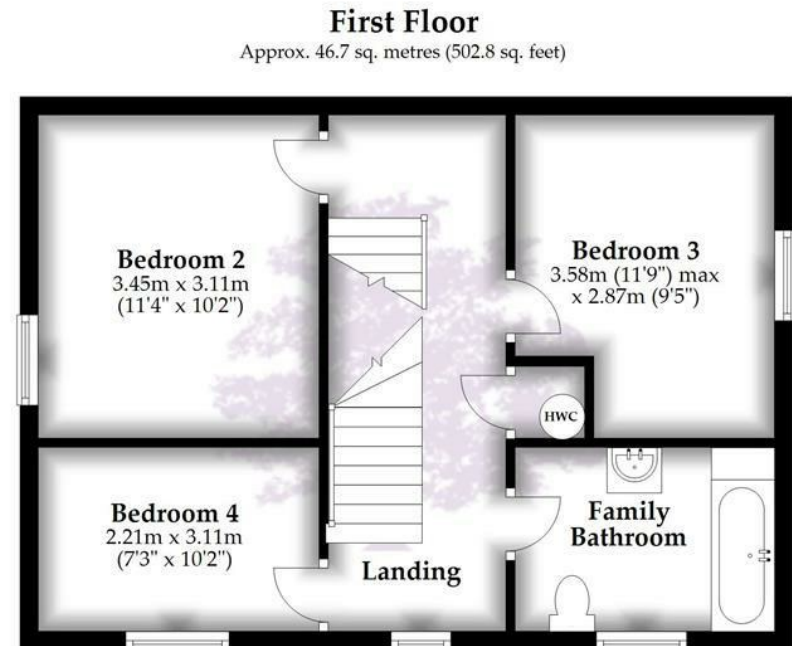
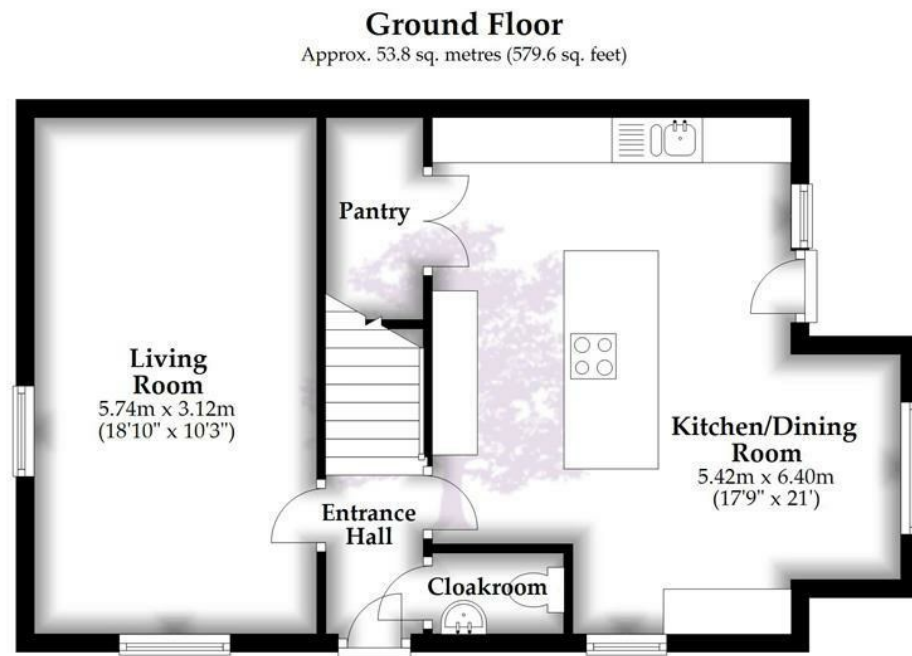
- Modern Town House
- Stunning Re-Fitted Kitchen/Diner
- Overlooking The Park
- Four Bedrooms
- Westerly Facing Garden
- Garage & Gated Driveway
- Master Bedroom Suite
- Impeccably Presented Throughout
- Vibrant Village Quarter





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Total area: approx. 134.6 sq. metres (1448.6 sq. feet)

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