



44 GALINGALE WAY,  
PORTISHEAD, BS20 7LU

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GOODMAN  
& LILLEY



# AN OPPORTUNITY TO ACQUIRE A TWO BEDROOM COACHHOUSE WITH GARAGE AND GARDEN, LOCATED ON THE FRINGES OF THE POPULAR VALE DEVELOPMENT.

The Vale offers the family purchaser the ideal location, whether its cycling through the many park areas to the nearby primary schools, or walking to the nearby shopping facilities, modern living doesn't get any more convenient than this. In brief, the property comprises; entrance hall, modern open plan living space with kitchen, two double bedrooms and a family bathroom completing the internal accommodation. The property further benefits from a garden laid to lawn which takes full advantage of the sun due to the southerly orientation and garage with parking in front.

With swift access to the M5 motorway network and Bristol International Airport, this really does offer the height of modern living. Accordingly, Goodman & Lilley anticipate a good degree of interest due to the location, accommodation and the added benefit of having a garage and a driveway. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

Services: Electric, Gas, Water, Mains Drainage

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

## Accommodation Comprising;

### Entrance Hall

Secure part-glazed front door opening to the entrance hall, stairs rising to the first floor landing.

### Landing

Double panel radiator, door to:

### Lounge/Dining Room

A wonderful bright and airy room with ample space for a couple of sofa's, dining room table and chairs, uPVC double glazed windows to front and rear, three panel radiators, wooden laminate flooring, TV & telephone points, open plan to Kitchen.

### Kitchen

Fitted with a matching range of modern wood fronted base, drawer and eye-level units with worktop space over, inset 1+1/2 bowl polycarbonate sink unit with single drainer unit, mixer tap, tiled splashbacks, wall mounted gas fired boiler serving heating system and domestic hot water, plumbing for washing machine and dishwasher, space for fridge and freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear aspect, vinyl flooring.

### Hallway

Airing cupboard housing, hot water tank with additional shelving, access to roof space via loft hatch, doors to both bedrooms and family bathroom.

### Master Bedroom

Two uPVC double glazed windows to side overlooking the green, fitted with a range of wardrobes, two radiators, telephone point.

### Bedroom Two

uPVC double glazed window to front aspect, panel radiator, TV point.

### Family Bathroom

Fitted with three piece modern white suite comprising; deep panelled bath with shower attachment off mixer tap, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, panel radiator, vinyl flooring.

### Garage & Parking

Attached single garage with power and light connected, part boarded eaves storage space, up and over door.

### Garden

Located to the rear of the garage, laid to stone chippings and enclosed by half height hedge.

- Coach House
- Modern Open-Plan Living Space
- Popular Vale Development
- No Onward Chain

- Two Bedrooms
- In Excess Of 850 Sq. Ft
- Garage & Parking
- Outside Space



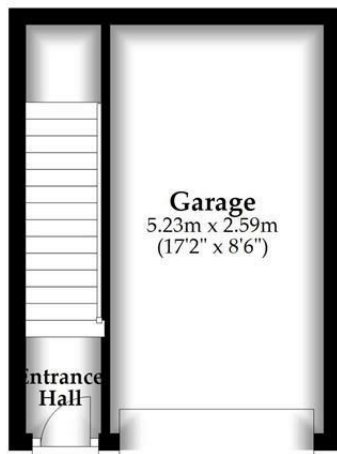
GUIDE PRICE £259,950





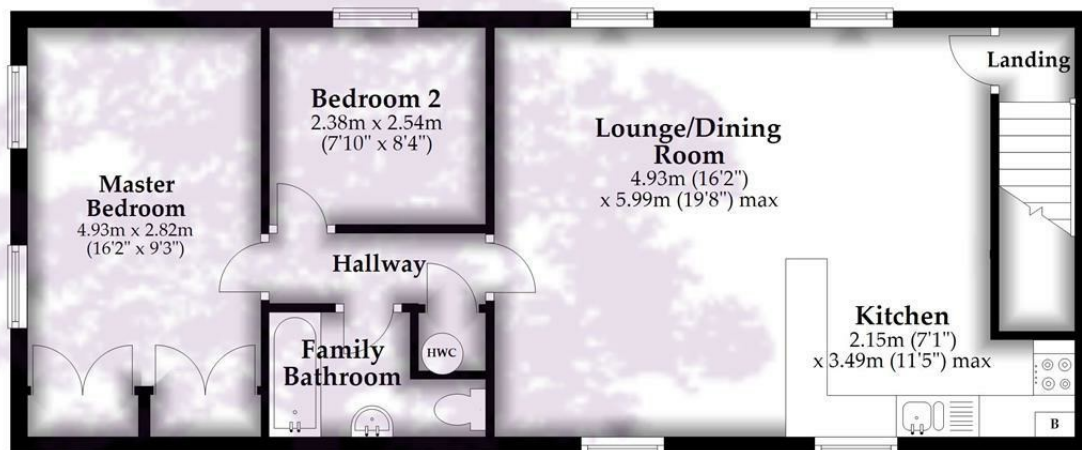
## Ground Floor

Approx. 18.6 sq. metres (199.7 sq. feet)



## First Floor

Approx. 62.1 sq. metres (668.1 sq. feet)



Total area: approx. 80.6 sq. metres (867.8 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.

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