



BASEMENT FLAT, 5 SPRINGFIELD ROAD,
PORTISHEAD, BS20 6LH

GOODMAN
& LILLEY



A GOLDEN OPPORTUNITY TO ACQUIRE A SPACIOUS ONE DOUBLE BEDROOM APARTMENT WITH TERRACE AFFORDING PANORAMIC VIEWS OVER THE BRISTOL CHANNEL TOWARDS THE WELSH COASTLINE IN THE DISTANCE.

Situated within an highly desired hillside location, this fine character filled home in brief comprises; entrance hall, spacious open plan kitchen/living/dining space which leads out to a decked terrace which affords panoramic views over the estuary and ample space to entertain visiting family and friends or simple relax with a glass of wine and watch the sunset. A spacious double bedroom and contemporay family bathroom complete this impressive home.

This great home offers the next purchaser the ideal location, whether it's ease of access to the various leisure pursuits in and around the Lake Grounds, and the added benefit of being able to meander down towards the High Street, this location is hard to beat. Goodman & Lilley anticipate a good degree of interest due to this popular location and value for money.

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.

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

Accommodation Comprising:

- Victorian Converted Apartment
- Character Charm
- Decked Terrace
- Panoramic Views Of The Bristol Channel

Entrance Hall

Secure hardwood entrance door.

Hallway

Radiator, laminate flooring with recessed ceiling spotlights, plumbing for, space for washing machine, stairs, door to:

Open Plan Kitchen/Living/Dining Room

Full height uPVC double glazed window to rear, fireplace, double radiator, laminate flooring, TV point with recessed, ceiling spotlights, fitted with a matching range of modern grey base and eye level units with wood worktop space over, 1+1/2 bowl ceramic sink unit with stainless steel swan neck mixer tap, integrated fridge and freezer, fitted electric fan assisted double oven, built-in four ring electric hob wall mounted gas combination boiler serving heating system and domestic hot water, secure uPVC double glazed french doors to garden.

Master Bedroom

UPVC double glazed window to front, double radiator, laminate flooring, telephone point, TV point with recessed ceiling spotlights, door to:

Family Bathroom

Fitted with three piece modern white with deep panelled bath, wash hand basin in vanity unit with cupboards under, mixer tap, full height tiling to all walls and shaver point and low-level WC, heated towel rail, extractor fan, heated towel rail, tiled flooring with recessed, ceiling spotlights, tiled surround, extractor fan, wall mounted, shaver point.

Terrace

Timber decked terrace providing ample space to position a couple of chairs and a table, enclosed by timber balustrades affording panoramic views over the Bristol Channel towards the welsh coastline.

- One Double Bedroom
- Modern Fixtures & Fittings
- No Onward Chain
- Viewing Highly Advised

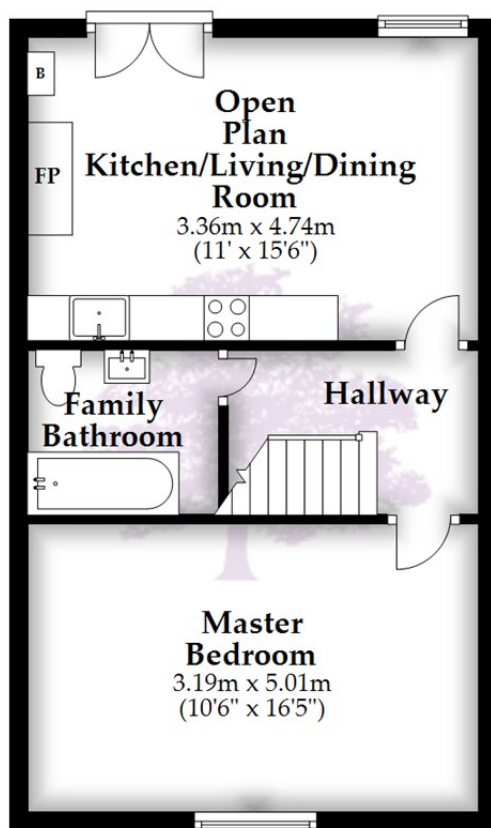


GUIDE PRICE £225,000



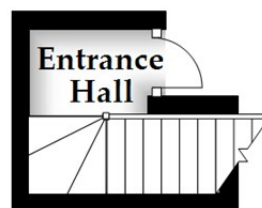
Basement

Approx. 41.3 sq. metres (444.5 sq. feet)



Entrance Floor

Approx. 3.1 sq. metres (33.5 sq. feet)



Total area: approx. 44.4 sq. metres (478.0 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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