



54 DOWN ROAD,  
PORTISHEAD, BS20 8BH

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GOODMAN  
& LILLEY



A SUBSTANTIAL THREE-BEDROOM SEMI-DETACHED HOME SET ON A GENEROUS PLOT WITHIN WALKING DISTANCE OF LOCAL AMENITIES. BURSTING WITH POTENTIAL, THIS PROPERTY OFFERS AN EXCITING OPPORTUNITY TO CREATE A FANTASTIC FAMILY HOME.

Upon entering the property, you are welcomed by a porch that leads into an impressive, light-filled entrance hall featuring a sweeping staircase rising to the first floor, a WC, and a useful storage cupboard beneath the stairs. To the front of the home is a cosy living room, beautifully lit by three front-facing windows which create a striking feature, complemented by a modern electric fireplace. To the rear, there is a generous second reception room, currently used as a dining room, which adjoins the well-appointed kitchen. Together, these spaces offer fantastic potential to create an open-plan layout (subject to the necessary permissions). Both the dining room and kitchen—complete with a breakfast bar and larder cupboard—open into a conservatory, providing a lovely outlook over the manicured rear garden.

An impressive landing provides access to all bedrooms and the shower room. The principal bedroom, located at the front of the property, offers excellent storage with wall-to-wall fitted wardrobes and two front-facing windows, filling the room with natural light. Bedroom two is of a similar size and features built-in wardrobes along with a rear-facing window that enjoys views over the garden and towards the distant estuary. Bedroom three is a larger-than-average single, also benefitting from a pleasant rear outlook. The shower room has been recently modernised, comprising a walk-in double shower, low-level WC, and pedestal wash basin, along with a window to the front aspect.

Location

The property is set on the ever-popular Down Road, a convenient and well-connected location. Opposite the property is a well-regarded primary school, and there are a variety of shops and

takeaways within easy walking distance. Excellent transport links are available, with regular bus routes nearby, while numerous open green spaces perfect for dog walking and outdoor activities are also just a short stroll away.

Outside

The property is set on a generous plot, with a driveway running the length of the home, providing access to the larger-than-average single garage, which benefits from light and electricity. The front garden offers additional parking, a lawn, and mature borders, creating a sense of privacy.

The rear garden has been meticulously maintained by the current owners and features a level lawn with mature shrubs and borders. The garden extends behind the garage, where there is a glazed summer house and an arbour seating area, perfect for relaxing or entertaining. A courtesy door provides direct access into the garage from the garden.

Agent Notes

Tenure: Freehold — the property is sold with outright ownership and no ground rent or leasehold obligations (unless otherwise advised).

Council Tax: Band D

Services & Utilities: Mains electricity, Mains gas central heating, Mains water supply and drainage

- Semi-Detached Family Home
- Two Reception Rooms
- Detached Single Garage (16'7" X 11'1)
- Bursting With Further Potential
- Mature Private Gardens

- Three Spacious Bedrooms
- Impressive Entrance Hall
- No Onward Chain
- Walking Distance To Amenities & Schools
- Viewing Highly Recommended

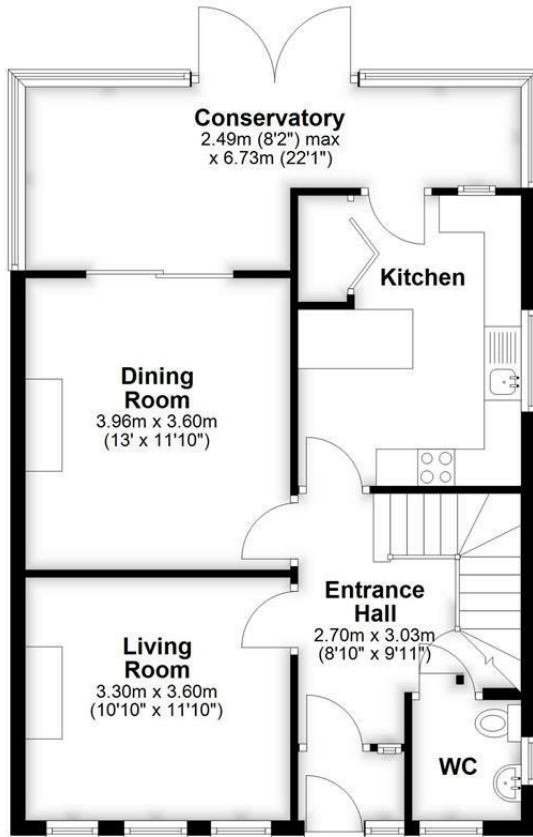


GUIDE PRICE £415,000



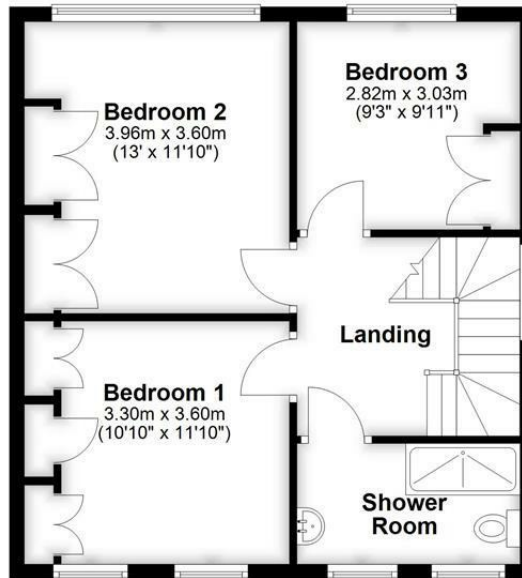
## Ground Floor

Approx. 66.9 sq. metres (720.6 sq. feet)



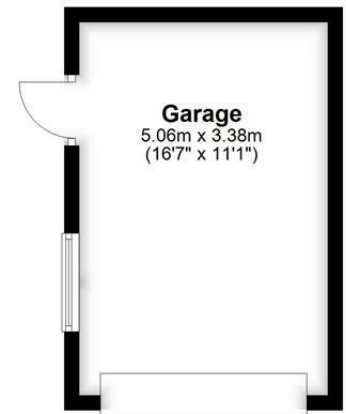
## First Floor

Approx. 49.5 sq. metres (532.8 sq. feet)



## Second Floor

Approx. 17.1 sq. metres (184.0 sq. feet)



Total area: approx. 133.5 sq. metres (1437.4 sq. feet)

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