



6 THE VAULTS, FEDDEN VILLAGE,  
PORTISHEAD, BS20 8DN

GOODMAN  
& LILLEY







# 6 THE VAULTS, FEDDEN VILLAGE

## PORTISHEAD BS20 8DN

GUIDE PRICE  
£375,000

A wonderful and unique opportunity to acquire a vaulted, two-storey home set within the prestigious Fedden Village development with glorious views over the Bristol Channel and towards the Welsh Coastline.

'The Vaults' benefits from accommodation arranged over two floors displaying character and charm and in brief comprises; kitchen/dining room, re-fitted four-piece bathroom, master bedroom all of which are located on the ground floor. The first floor features a second bedroom and a generous living room with a featured barrelled ceiling with glorious views of the estuary. To the front of the property there is a private, enclosed courtyard style patio providing views towards the channel and the Welsh Coastline. To the rear of the property is a separate small paved area with attractive features and plants, and a useful storage locker accessed from the bedroom. The property also benefits from two allocated parking spaces once of which is undercroft.

Fedden Village was originally constructed in 1906 as a Nautical School and was converted into a luxurious residential complex in the 1980's. Suiting both retired couples and professionals, Fedden Village offers residents the chance to swim in the outside heated pool, workout in the gym, play a game of tennis or just take a stroll through the grounds and woodlands to the National Trust coastal path; enjoying the delightful views of the Severn Estuary en route. The complex also includes a snooker room, table tennis room, lounge areas and sauna, which provides a relaxed lifestyle all on your door step.

This wonderful home is ready to welcome a new owner into its folds to enjoy for many years to come. Contact one of our property professionals on 01275 430440 to arrange your appointment to

view.

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: Leasehold with management charges. Original term of 999 Years, management charges of £2182 every 6 months and includes the ground rent of £100.

Local Authority: North Somerset Council: 01934 888888

Council Tax Band: E

Services: Electric, Gas, Water & Mains Drainage

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

No Onward Chain

### Accommodation Comprising:

#### Entrance Hall

Secure hard wood double glazed front door opening to:

#### Kitchen/Dining Room

A good sized room taking full advantage of the estuary, light and airy in its appearance with ample space to sit back and enjoy the vistas. The kitchen is fitted with a matching range of wood fronted

base, drawer and eye-level units with under pelmet lighting and worktop space over, 1+1/4 bowl ceramic sink unit with single drainer unit, stainless steel swan neck mixer tap, tiled splash backs, integrated fridge and freezer, plumbing for washing machine, space for freezer, space and full plumbing for a dishwasher, fitted electric fan assisted double oven, built-in four ring electric hob with pull out extractor hood over, full-height hardwood double glazed window and French door combination to front aspect with views towards the manicured grounds and towards the estuary. TV point, coving to ceiling, recessed ceiling spotlights, door to:

#### Hall

Two built in storage cupboards, one currently housing a washer and a separate tumble drier, coving to ceiling, stairs rising to the first floor accommodation, doors opening to the bathroom and the master bedroom.

#### Family Bathroom

Fitted with four piece modern white suite comprising; deep panelled bath, pedestal wash hand basin, tiled shower enclosure, low-level WC, full-height tiling to all walls, heated towel rail, extractor fan.

#### Master Bedroom

Full-height hardwood double glazed French door and window combination to the rear courtyard, additional door to the rear courtyard, boiler cupboard housing newly installed wall mounted gas fired combination boiler serving heating system and domestic hot water, radiator, coving to ceiling.

#### First Floor

Open-plan with hand rail with balustrades to:-

#### Living Room

A stunning room, featured barrelled ceiling with two full-height hardwood double glazed windows to front aspect affording stunning views across the grounds to the estuary and Welsh hills, two radiators, TV & telephone point, door to:-

#### Bedroom Two

Full-height double glazed French door and window combination to Juliet balcony, two radiators.

#### Outside

To the front of the property there is a private, enclosed courtyard style patio providing views towards the channel and the Welsh Coastline. A small paved courtyard to the rear is accessed form bedroom one and houses a secure storage locker.

#### Allocated Parking Spaces

The property benefits from two allocated parking space, one of which is undercroft.



- Exclusive Vault Apartment
- In Excess Of 1,000 SQ FT
- Unique Period Features
- Viewing Highly Recommended

- Two Double Bedrooms
- Estuary & Welsh Hill Views
- Stunning Gated Development

- Courtyard Garden
- Allocated Parking Spaces
- No Onward Chain



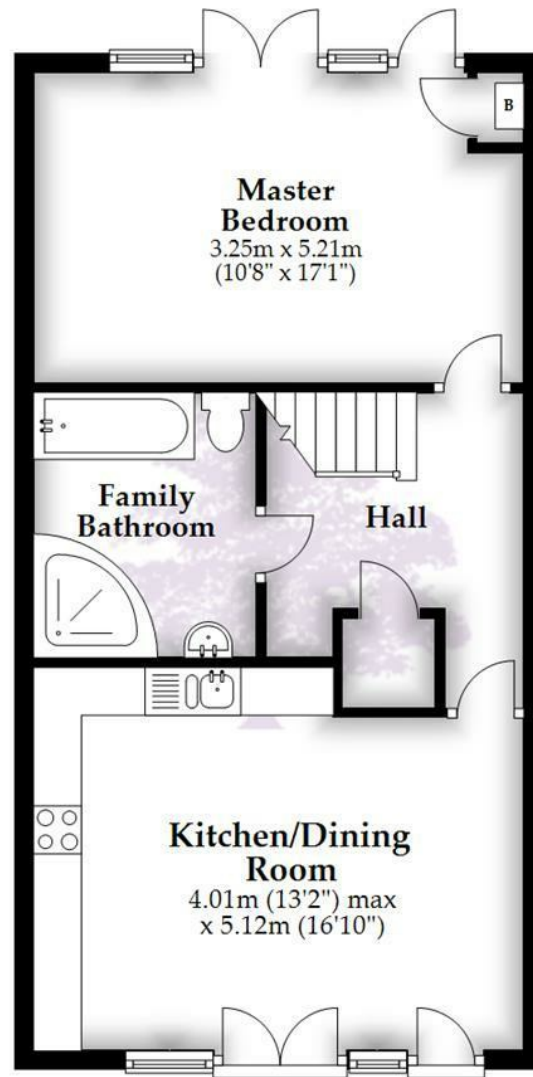


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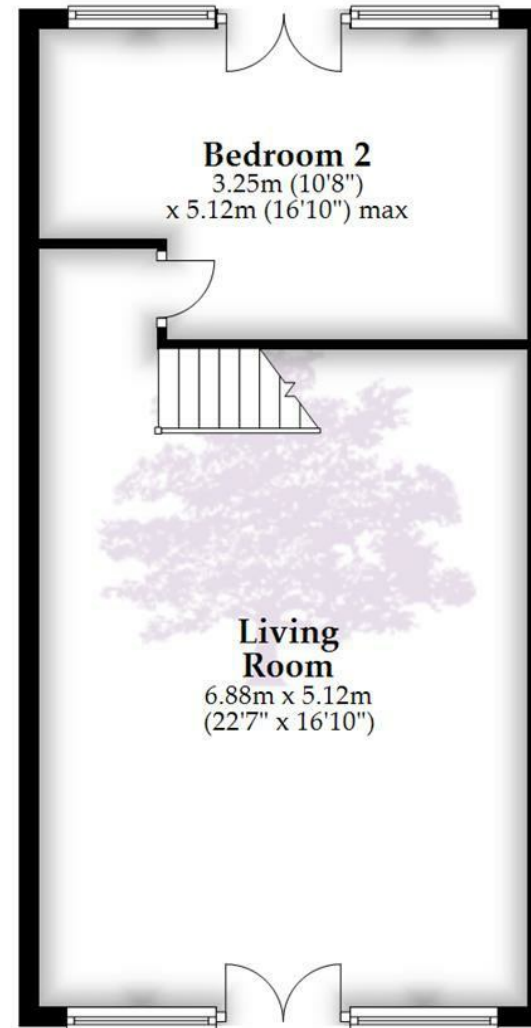
### Ground Floor

Approx. 52.8 sq. metres (568.6 sq. feet)



### First Floor

Approx. 48.3 sq. metres (520.2 sq. feet)



Total area: approx. 101.1 sq. metres (1088.7 sq. feet)

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