



13 WATERSIDE PARK,
PORTISHEAD, BS20 8LL

**GOODMAN
& LILLEY**



AN EXCELLENT OPPORTUNITY TO ACQUIRE A THREE-BEDROOM DETACHED BUNGALOW, THOUGHTFULLY EXTENDED TO THE REAR TO PROVIDE SPACIOUS AND WELL-APPOINTED LIVING ACCOMMODATION, ALL SET WITHIN A QUIET AND SOUGHT-AFTER COASTAL LOCATION.

Set back from the road, the property is approached via two separate single driveways, complemented by a neatly maintained front garden and a garage, providing ample parking and practicality. Entry is gained through a generous, light-filled porch, fully enclosed with glazing, which in turn opens into a spacious entrance hall giving access to the principal accommodation.

The home offers well-balanced and versatile living space, comprising a living room, kitchen, dining room, utility area, WC, shower room, and three bedrooms, including an extended principal bedroom suite complete with a dressing area and en-suite. Positioned to the front of the property, the living room is a well-proportioned reception space, flooded with natural light via large patio doors that open onto the front garden, creating a pleasant outlook with attractive estuary views.

The kitchen is fitted with a range of pale wood-effect wall and base units, offering ample storage and workspace, and is well-equipped with integrated double ovens, dishwasher and fridge. Leading on from the kitchen is a useful utility area with space and plumbing for a washing machine, space for a freezer, along with a WC, and access through to the dining room.

The extended dining room is a particularly attractive feature of the home, benefiting from a dual aspect with a window overlooking the rear garden and patio doors opening directly onto the patio area, making it ideal for indoor-outdoor entertaining. A convenient walkway between the dining room and utility area also provides direct access to both the garden and the rear of the garage, enhancing the overall functionality of the layout.

The bedroom accommodation is thoughtfully arranged, with the principal suite forming part of the rear extension. This impressive space benefits from a dedicated dressing area and a well-appointed en-suite, creating a comfortable and private retreat. The remaining bedrooms are well-proportioned and served by a shower room, offering flexibility for family living or visiting guests.

Garden

The rear garden enjoys a desirable southerly orientation and is generously proportioned, featuring a patio area conveniently accessed from the dining room, inner hall, and master bedroom. The garden offers a good degree of privacy and is complemented by a summer house positioned at the rear. The remainder of the garden is predominantly laid to lawn, providing an ideal space for families, entertaining, or simply enjoying the sun throughout the day. Well-defined boundaries and established planting enhance the sense of seclusion.

Garage & Driveways

The property benefits from two black paved driveways, one providing ample off-road parking and the other leading directly to the garage.

Location

Waterside Park enjoys a highly desirable position within Portishead, perfectly placed to take advantage of the town's popular Marina and vibrant waterfront. Just a short distance away, residents can enjoy a wide range of cafés, restaurants, and bars, along with scenic walks along the harbour and Nature Reserve, making it an ideal setting for both relaxation and an active lifestyle. Portishead itself offers an excellent selection of shops, supermarkets, leisure facilities, and well-regarded schools for all age groups. For commuters, the property is conveniently located with easy access to the M5 motorway network, providing straightforward routes to Bristol, Clifton, and beyond, while regular bus services offer direct links into Bristol city centre. In addition, the long-awaited reopening of the Portishead to Bristol rail line is set to further enhance connectivity, offering a direct and convenient rail link into Bristol Temple Meads and making the area even more appealing for commuters.

Agent Notes

Council Tax Band: Band E

Services: All mains services are connected, including gas, electricity, water and drainage.

Broadband: Superfast broadband is available in the area. Prospective purchasers are advised to make their own enquiries with their chosen provider to confirm speeds and availability.

Mobile Coverage: We understand that mobile signal is generally good in the area, however, coverage may vary depending on provider.

Tenure: Freehold

Additional Information: Any intending purchaser should make their own enquiries with the relevant authorities to verify the information provided.

Viewings: Strictly by appointment only through the selling agent.

Probate sale, not yet granted.

- Detached Coastal Bungalow
- Three Bedrooms
- Master Bedroom Extension (En-Suite)
- Quiet Location
- No Onward Chain
- Extended Accommodation
- Dining Room Extension
- Southerly Facing Rear Garden
- Garage & Two Driveways
- Views Towards The Estuary & Welsh Hills



GUIDE PRICE £450,000



Ground Floor

Approx. 110.7 sq. metres (1191.2 sq. feet)



Total area: approx. 110.7 sq. metres (1191.2 sq. feet)

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