



21 DOWN ROAD,
PORTISHEAD, BS20 6EB

GOODMAN
& LILLEY







21 DOWN ROAD

PORTISHEAD BS20 6EB

GUIDE PRICE
£650,000

An extended, spacious and stylish 1930s four-bedroom semi-detached family home on sought-after Down Road.

Situated on the early part of Down Road, just a short walk from the vibrant local amenities at the Triangle and within the catchment area for the highly regarded High Down Infant and Junior Schools, this beautifully extended 1930s four-bedroom semi-detached family home offers a superb blend of period charm, modern finishes, and generous living space — ideal for growing families and those who love to entertain.

Upon entering, you are welcomed by a spacious and inviting entrance hall featuring parquet style flooring, which continues through to the living room, adding warmth and character. The hallway also provides access to a practical utility room and a well-appointed cloakroom. To the rear of the property, the extended living room is a stunning space — flooded with natural light thanks to two sets of bi-folding doors that open out onto the south-facing rear garden. This seamless connection between indoors and outdoors creates a fantastic social and relaxation space for all seasons.

To the front of the house, the kitchen/diner enjoys a bright bay window and is fitted with timeless shaker-style units, a range cooker, and a peninsula that neatly separates the kitchen from the dining area. Another set of bi-folding doors

Outside

Externally, the property continues to impress. The south-facing rear garden is laid mainly to level lawn, with areas of contemporary composite decking and paving — perfect for alfresco dining, children's play, or relaxing in the sun. At the far end of the garden sits a high-quality, insulated and air-conditioned garden room, finished with oak flooring and complete with power, lighting, fibre internet connection, TV point. This fantastic space offers excellent versatility as a home office, studio, gym, or additional living area. To one side of the garden room is a discreet and useful storage area.

Driveway

Externally, the property continues to impress. It is approached over a block-paved style printed concrete driveway offering ample off-road parking. From here, doors open into a useful store room, ideal for housing bicycles and garage equipment.

Location

The location is another key highlight. The property is ideally placed for easy access to the amenities at the nearby Triangle — all within walking distance — including a mini Tesco, Co-op, café, and other local shops. For families, High Down Infant & Junior School is just a short stroll up the road. Portishead's bustling High Street, picturesque Marina, and the ever-popular Lake Grounds are all within a 20-minute walk, making this an ideal spot for those who enjoy an active and community-focused lifestyle. Looking ahead, the proposed Train Line development — due to be built in the coming years — will offer fantastic rail links to Bristol, enhancing connectivity alongside the already excellent access to the M5 north and south.

Directional Notes

From Junction 19 of the M5, follow signs for Portishead and take the A369 (Martcombe Road). Continue on the A369, passing through several roundabouts, and proceed onto The Portbury Hundred heading into Portishead. Stay on this road for approximately 2.5 miles until you reach the traffic lights at the junction with Wyndham Way. Continue straight ahead onto Wyndham Way and follow it into the town. At the roundabout near Waitrose, take the first exit onto High Street and continue through the town centre. At the mini roundabout, take the first exit onto Slade Road, then take the second right onto Down Road. Follow Down Road, and the property at BS20 6EB will be found on the left-hand side, situated in the early part of the road.

Agents Notes

The property benefits from full mains services, including gas, electricity, water, and mains drainage, ensuring convenience and reliability for modern family living. In addition, the home is fitted with owned solar panels (not leased), providing an excellent opportunity for improved energy efficiency and reduced running costs.

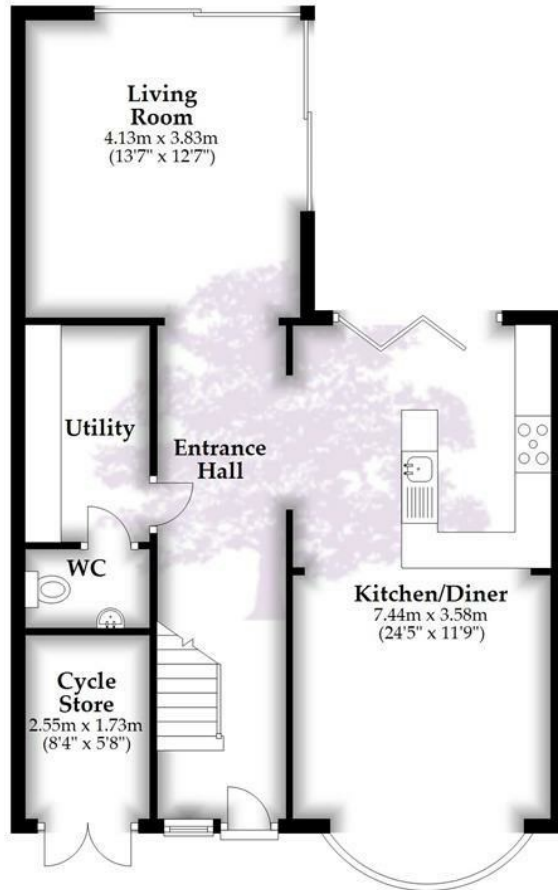


- 1930's Semi-Detached Family Home
- Approximately 1689 Sq. Ft
- Well Presented Throughout
- Ample Off-Road Parking
- Extended Accommodation
- Spacious South Facing Garden
- Highly Convenient Location
- Four Double Bedrooms (En-Suite To Master)
- Generous, Quality Garden Room
- Modern Charm & 1930's Period Features

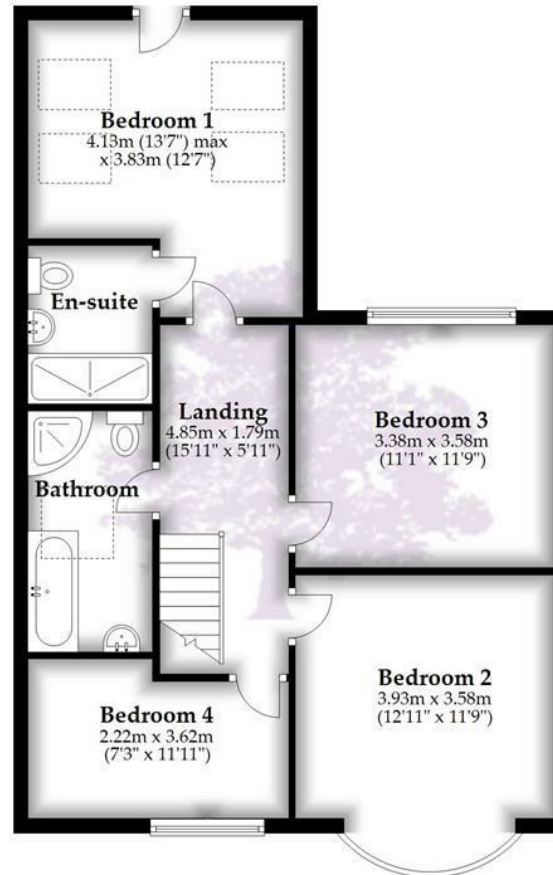




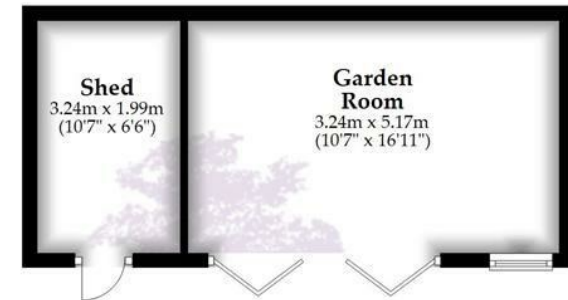
Ground Floor



First Floor



Garden Room



Total area: approx. 157.0 sq. metres (1689.8 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.
Plan produced using PlanUp.

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151



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