



FEDDEN VILLAGE NORE ROAD,  
PORTISHEAD, BS20 8DN

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GOODMAN  
& LILLEY



A CHARMING ONE-BEDROOM FLAT LOCATED IN THE PICTURESQUE FEDDEN VILLAGE. SITUATED IN A GATED DEVELOPMENT THE PROPERTY BOASTS ACCESS TO MANY COMMUNAL FACILITIES INCLUDING AN OUTDOOR SWIMMING POOL, GYM AND TENNIS COURTS. THE PROPERTY IS ALSO ACCESSED VIA ITS OWN PRIVATE ENTRANCE AND BENEFITS FROM LOWER SERVICE CHARGES THAN THE MAIN BUILDING.

Accommodation comprising;

Entrance

The property boasts its own private front door accessed via the drive through archway opposite the main entrance. A secure door opens into a spacious entrance hall with doors to the store room, under stairs cupboard and stairs rising to the first floor.

Landing

Doors to all principle rooms.

Living Room

Large Upvc double glazed window to the side aspect overlooking the woodland. Wall mounted electric radiator.

Kitchen

Fitted with a range of matching wall and base units with work surface over, inset resin sink and drainer, built in oven with hob and pull out extractor hood, built in fridge freezer and space for a washing machine and dishwasher.

Bedroom

A spacious double bedroom with a window to the side aspect with a pleasant outlook toward to the woodland, built in double wardrobe and door to airing cupboard. Wall mounted electric radiator.

Bathroom

Three piece suite comprising; panel bath with shower over and glass screen, low level WC and pedestal sink. Fully tiled walls to all wet areas.

Parking

Allocated parking with space for two vehicles. There are also visitors parking spaces next to the tennis courts.

Communal facilities

A gated development Fedden Village enjoys extensive communal facilities. A Heated outdoor swimming pool with far reaching estuary views, snooker room, library, Gym, changing rooms with a sauna, ping pong room, tennis courts and well manicured gardens and woodland.

- Private entrance
  - Allocated parking for two
  - Access to communal facilities
  - Gated development
- Lower service charges than the main building
  - Pleasant woodland outlook
  - No onward chain
  - Stunning views from the communal garden



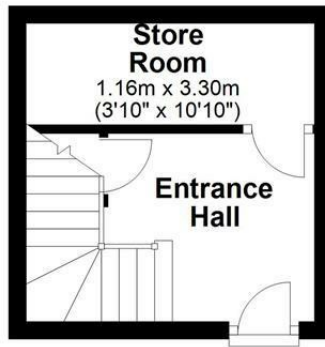
GUIDE PRICE £185,000





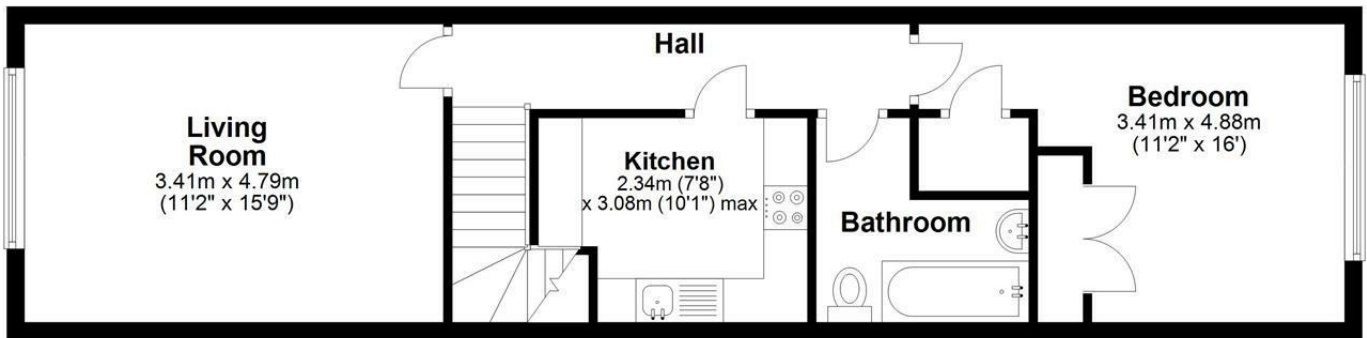
## Ground Floor

Approx. 11.2 sq. metres (121.0 sq. feet)



## First Floor

Approx. 51.5 sq. metres (553.9 sq. feet)



Total area: approx. 62.7 sq. metres (674.9 sq. feet)

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