



8 JACOBS MEADOW,  
PORTISHEAD, BS20 7LN

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GOODMAN  
& LILLEY





# A THREE BEDROOM END OF TERRACE FAMILY HOME SITUATED WITHIN A CUL-DE-SAC POSITION ON THE HIGHLY POPULAR 'VALE' DEVELOPMENT.

Located on the rural fringes of Portishead, 'The Vale' offers the family purchaser the ideal location, whether its cycling through the many park areas to the nearby primary schools, or walking to the nearby shopping facilities - modern living doesn't get any more convenient than this.

This beautifully presented family home, in brief comprises; entrance hall, cloakroom, living room, dining room and kitchen to the ground floor. To the first floor are two double bedrooms, one single bedroom and a family bathroom which completes the internal footprint. The enclosed, established rear garden is predominantly laid to lawn with a patio that extends across the rear elevation of the property providing the ideal palace to dine alfresco. The garden enjoys mature hedgerows and flowering shrub borders adding colour and interest into the garden. Another timber decked area resides towards the rear of the garden providing another place to catch the evening sun. A garage and parking space completes the package to this fine home.

Family homes in this condition, coupled with a private sunny rear garden are seldom available and with this in mind this home will sure to appeal to the growing family or investment buyer alike. Contact Goodman & Lilley to arrange your appointment to view on 01275 430440/sales@goodmanlilley.co.uk

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: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: C

Services: All mains services connected.

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

## Accommodation Comprising;

### Entrance Hall

Secure part glazed front door opening to the entrance hall, radiator, door to:

### Cloakroom

Fitted with a low-level WC, pedestal wash hand basin, radiator, obscured uPVC double glazed window to the front aspect.

### Living Room

A light-filled room with a uPVC double glazed window to the front aspect, radiators, wood laminate flooring, TV & Telephone points, door opening to:-

### Dining Room

uPVC double glazed window to the rear aspect, radiator, stairs rising to the first floor landing, wood laminate flooring, door to the kitchen.

### Kitchen

Fitted with a comprehensive range of base and drawer units with worksurfaces over, inset stainless steel sink and drainer unit, electric fan assisted oven, built-in four ring halogen hob, space for washing machine, fridge/freezer, radiator, gas fired combination boiler serving the heating system and domestic hotwater, uPVC double glazed window to the rear aspect, secure door to the rear garden.

### First Floor Landing

uPVC double glazed window to the side aspect, access to roof space via the loft hatch, wood laminate flooring, airing cupboard, doors opening to the bedrooms and the family bathroom.

### Master Bedroom

uPVC double glazed window to the front aspect, radiator.

### Bedroom Two

uPVC double glazed window to the rear aspect, radiator.

### Bedroom Three

uPVC double glazed window to the front aspect, radiator.

### Family Bathroom

Fitted with a three piece suite comprising; low-level WC, pedestal wash hand basin, shower enclosure with mains shower, fully tiled, radiator, obscured uPVC double glazed window to the rear aspect.

### Outside

The enclosed, established rear garden is predominantly laid to lawn with a patio that extends across the rear elevation of the property providing the ideal place to dine alfresco. Another decked timber area resides towards the rear of the garden providing another place to catch the evening sun.

### Garage & Parking

The garage is accessed via an up and over door and located within a very short distance of the front door.

- Semi-Detached Family Home
- Garage & Parking
- Popular Vale Development
- No Onward Chain

- Three Bedrooms
- Cul-De-Sac Position
- Level Approach to High Street
- Viewing Highly Recommended



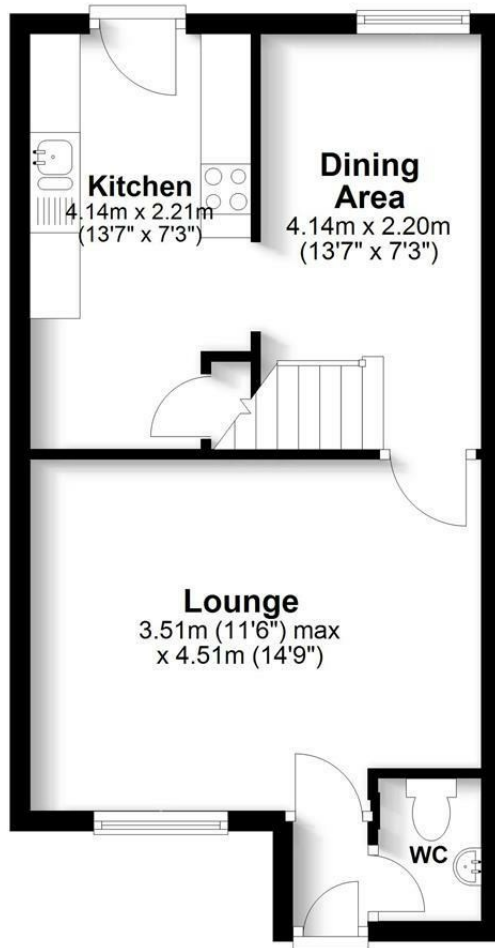
GUIDE PRICE £375,000





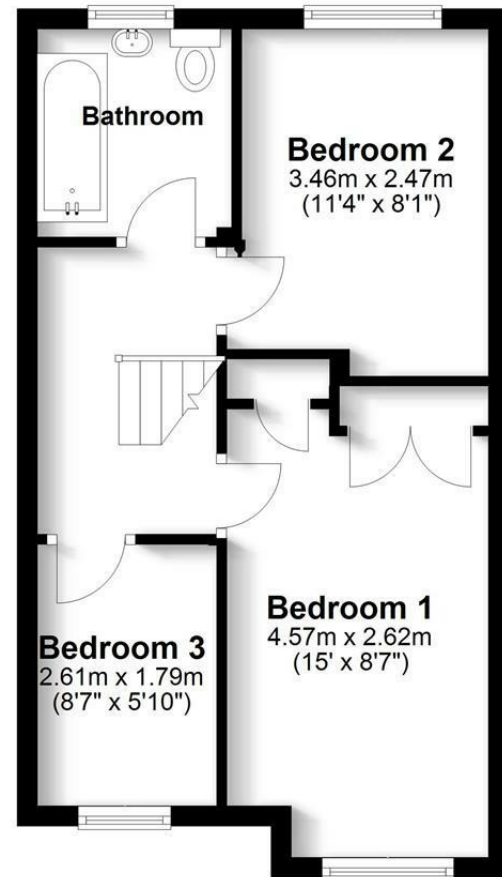
## Ground Floor

Approx. 37.0 sq. metres (398.1 sq. feet)



## First Floor

Approx. 35.9 sq. metres (386.8 sq. feet)



Total area: approx. 72.9 sq. metres (784.9 sq. feet)

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**WWW.GOODMANLILLEY.CO.UK**

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