



1 THE VAULTS,
PORTISHEAD, BS20 8DN

GOODMAN
& LILLEY







1 THE VAULTS

PORTISHEAD BS20 8DN

£399,950

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

This fine period home property is the perfect blend between period and contemporary with accommodation arranged neatly over two floors. In brief, the well presented accommodation comprises; entrance hall via private front door, master bedroom, quality family bathroom and a second double bedroom. A contemporary, open-tread beech turned staircase rises up to a delightful open-plan living/dining area that occupies the entire first floor with a feature barrelled ceiling and Juliet balcony providing picturesque views over the manicured grounds and estuary. A modern, fully equipped kitchen resides to the rear of the property with a breakfast bar peninsula. Externally, the property benefits from both front and rear patios and also benefits from two allocated parking spaces which completes the package to this fine home.

Fedden Village was originally constructed in 1906 as a Nautical School and was converted into a luxurious residential complex in the 1980s. Suiting both retired couples and young 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, lounge areas and sauna, which provides a relaxed lifestyle all on your door step.

The apartment is ready to welcome a new owner into its folds, to enjoy for many years to come and is offered for sales with vacant possession. 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, Term 999 Years, management charges of £1200 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 and Mains Drainage

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

Accommodation Comprising:-

Entrance Hall

Secure leaded lattice double glazed front door and window combination opening to the entrance hall, light and airy in its appearance with a eye-catching, bespoke Beech open-tread turned staircase with stainless steel hand rail rising to the first floor landing, wood laminate flooring, recessed ceiling spotlights, feature hardwood doors with nautical port hole windows opening to both of the bedrooms and to the bathroom.

Master Bedroom

12'10" x 12'0"

Enjoying a pleasant outlook to the front aspect with secure hardwood double glazed French doors and window combination opening out onto the sun terrace, triple fitted wardrobe with sliding doors with a wealth of hanging rails, shelves and drawers, wood laminate flooring, telephone point.

Bedroom Two

16'1" x 9'7"

Residing to the rear of the property is this bedroom/study which has been fitted with triple wardrobes to each sides of the room with one of the wardrobes featuring a built-in home office with pull-out desk, cupboard concealing the wall mounted gas fired combination boiler serving heating system and

domestic hot water, radiator, wood laminate flooring, secure hardwood double glazed French doors and window combinations opening to the rear courtyard.

Family Bathroom

Fitted with a modern, quality three piece modern white suite comprising; deep panelled bath with drench shower and hand shower attachment, glazed shower screen, floating wash hand basin with drawers beneath, mixer tap, low-level WC, useful fitted 'Roca' wall unit with shaver point providing further storage, full-height tiling to all walls, chrome heated towel rail, extractor fan, ceramic tiled flooring, recessed ceiling spotlights.

First Floor

Open to:-

Lounge/Dining Room

20'1" x 16'1"

A wonderful room with character and charm with a feature barrelled ceiling with arched hardwood double glazed window and French door combination opening to Juliet balcony affording the most spectacular views of the estuary and towards the Welsh hills. Wood laminate flooring, TV & telephone point, floor electric points, open to:-

Kitchen/Breakfast Room

9'7" x 16'1"

Fitted with a comprehensive range of matching range cream fronted base, drawer and eye level units with granite work surfaces with upstand which also

incorporates a matching breakfast bar peninsula unit. Inset stainless steel sink unit with mixer tap, integrated fridge, freezer, dishwasher, washing machine and tumble dryer, fitted eye-level electric pyrolytic fan assisted double oven with a separate AEG oven grill above, four ring induction hob with a downdraft extractor hood set behind the hob, full height hardwood door and window to the rear with Juliet balcony, wood laminate flooring, TV point.

Outside

To the front of the property is a delightful sun terrace conveniently accessed from both the master bedroom and the main hallway and provides the ideal place to sit back and enjoy the orientation whilst dining al fresco in the warmer summer months. The patio is slightly sunken down with dwarf brick walls with flower beds set within the brick work with mature flowering shrubs and flora adding a good degree of privacy. The rear courtyard is also a very useful space and due to the fact that property is on the end and the courtyard has exclusive use as no-one can walk past unlike neighbouring properties, a hidden gem and very useful for drying washing or just simply sitting back and enjoying a G&T.

Allocated Parking Space

The property is blessed with two parking spaces, both close to the property with one under cover parking space and the other space close by but outside.



- End Of Terrace Home
- Life Style Facilities

- Two Double Bedrooms
- Two Allocated Parking Spaces

- Quality Bathroom & Kitchen
- Estuary & Welsh Coastline Views



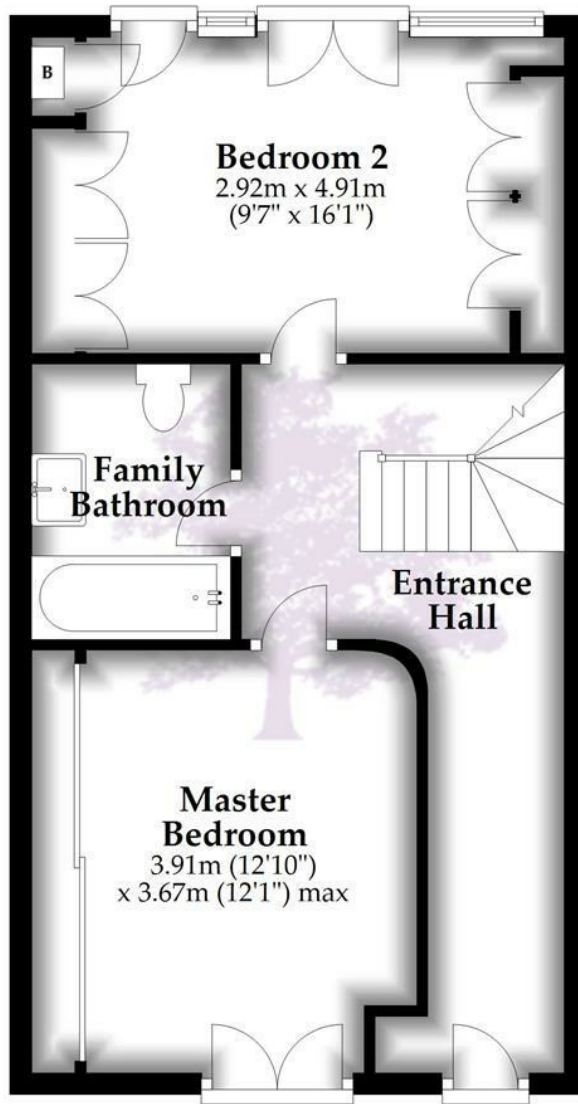


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Ground Floor

Approx. 49.7 sq. metres (535.0 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.4 sq. feet)



Total area: approx. 98.3 sq. metres (1058.4 sq. feet)

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