Goodman & Lilley



19 WETLANDS LANE

PORTISHEAD BS20 6RA



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- Beautifully presented two double bedroom semi-detached bungalow
- Spacious 17'8" sitting room with plantation shutters
- Stylish contemporary shower room
- Recently constructed 15' x 15' covered veranda – ideal for outdoor entertaining
- Highly convenient location, just a short walk from Portishead High Street
- Beautifully refitted kitchen with butcher's block work surfaces
- Generous south-facing rear garden with mature established planting
- Generous driveway, detached garage/workshop and off-road parking

A beautifully presented and exceptionally well-positioned two double bedroom semi-detached bungalow, set within a quiet residential road and just a short walk from Portishead High Street.

Ideally positioned within easy walking distance of Portishead High Street, this impressive two double bedroom semi-detached bungalow offers spacious, well-presented accommodation together with a beautifully established south-facing garden and detached garage/workshop.

Wetlands Lane is a particularly convenient location for those looking to enjoy the best of Portishead without relying on the car. The High Street, with its independent shops, cafés, restaurants and everyday amenities, is just a comfortable walk away, while the Marina, Lake Grounds and coastal walks are also readily accessible. It is a location that combines genuine day-to-day convenience with the relaxed atmosphere for which Portishead is so well known.

Approached via a generous driveway, the property immediately benefits from an attractive and established front garden, with mature planting and well-stocked borders creating a welcoming approach. The driveway continues alongside the bungalow, providing ample off-road parking and leading to a detached garage/workshop at the rear.

Internally, the property is considerably more spacious than might first be expected. A good-sized entrance hall leads through to a bright sitting room, two genuine double bedrooms, a beautifully refitted kitchen and a contemporary shower room.

The sitting room overlooks the front garden and features plantation shutters, while the principal bedroom enjoys a pleasant outlook over the rear garden and incorporates a useful range of fitted wardrobes. Plantation shutters have also been fitted to a number of the other windows, giving the bungalow a smart and cohesive finish.

The kitchen has been recently refitted and combines contemporary cabinetry with warm butcher's block work surfaces. A door leads directly onto what is arguably one of the property's most appealing features — the south-facing rear garden.

OUTSIDE

The garden has been carefully developed by the current owners and is now mature and beautifully planted, with a mixture of shrubs, trees and perennial borders providing considerable colour and interest. Immediately outside the kitchen is a recently constructed 15' x 15' covered veranda, creating an excellent sheltered area for outdoor dining, entertaining or simply sitting and enjoying the garden.













AT A GLANCE

743.00 SQ FT
COUNCIL TAX BAND: C
RECEPTION ROOMS: 1
BEDROOMS: 2
BATHROOMS: 1
FREEHOLD





DESCRIPTION CONTINUED

LOCATION

Wetlands Lane enjoys a particularly convenient position within Portishead, with the town's High Street just a short walk from the property. This is one of the real advantages of the location, allowing everyday essentials, independent shops, cafés, restaurants and local amenities to be reached easily on foot rather than by car.

Portishead is a popular coastal town offering an enviable combination of waterside living, open spaces and excellent connections. The vibrant High Street leads towards the Marina, where a wide selection of cafés, restaurants and waterside facilities can be enjoyed, while the nearby Lake Grounds provide beautiful open space overlooking the Bristol Channel. The town also has an excellent choice of primary and secondary schools, leisure facilities and local services.

For those who enjoy being outdoors, there are numerous coastal and countryside walks close by, including routes around the Marina, Lake Grounds and Gordano Valley. The surrounding area provides plenty of opportunities for walking, cycling and enjoying the coastline, while Bristol is readily accessible by road via the M5 and M4 motorway network.

The Return of the Railway

A particularly exciting addition to Portishead's connectivity is the reopening of the Portishead railway line, which is currently under construction. The £200 million project will see a new railway station built in Portishead and the former passenger line to Pill reinstated, reconnecting the town directly with Bristol Temple Meads for the first time since passenger services ceased in 1964.

Passenger services are currently scheduled to commence in winter 2028/29, with an hourly direct service planned between Portishead and Bristol Temple Meads and an anticipated journey time of approximately 25 minutes.

The return of the railway represents a significant investment in Portishead and will provide residents with an additional, sustainable way to travel into Bristol and connect with the wider national rail network. For homeowners in Portishead, it is an important long-term improvement to the town's transport infrastructure.

With the High Street within walking distance, the Marina and open spaces close at hand, Bristol easily accessible by road and the return of the railway now progressing, Wetlands Lane is ideally placed for enjoying both the convenience of town living and the wider attractions of this increasingly well-connected coastal community.

MATERIAL INFORMATION

Tenure: Freehold

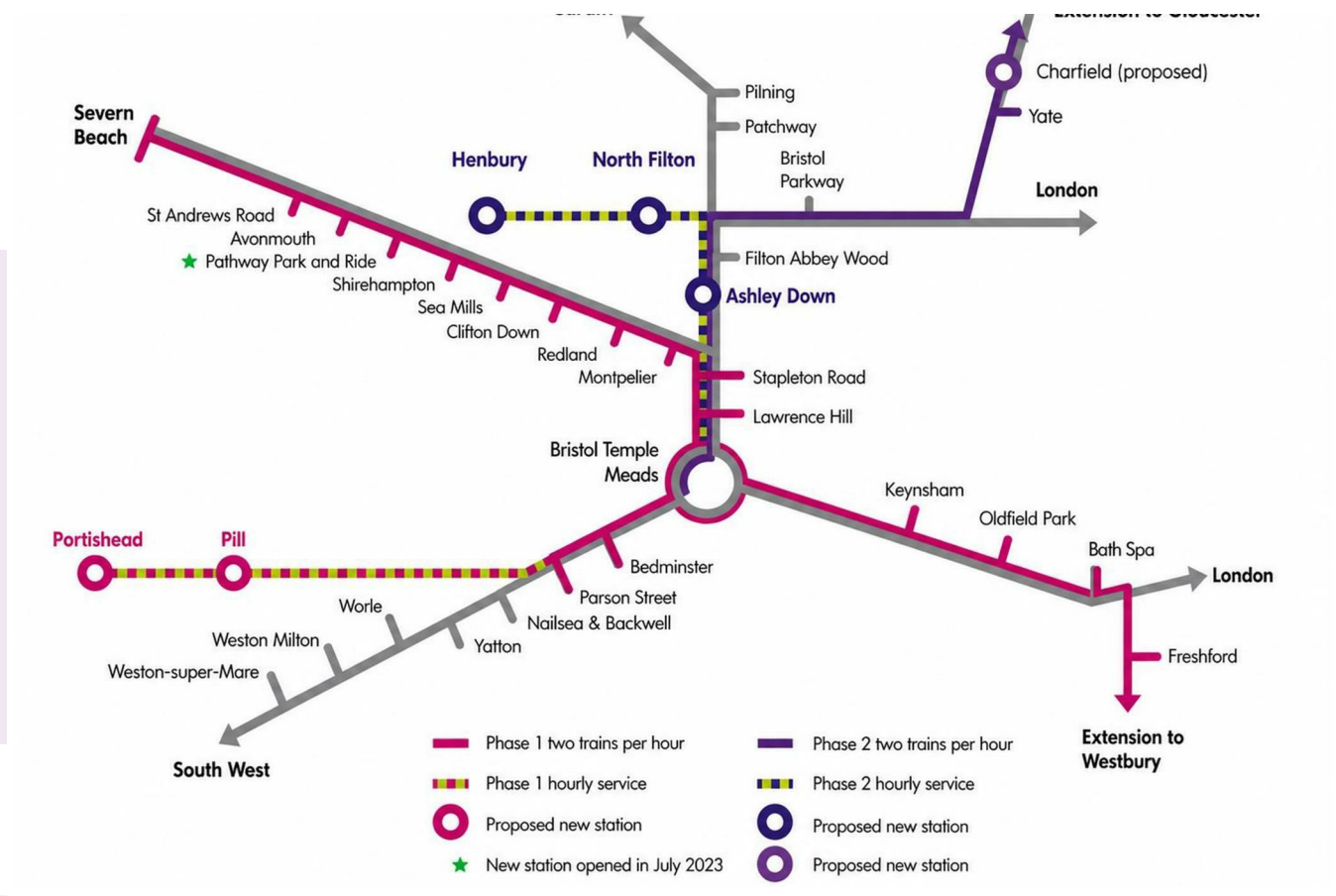
Council Tax: Band C — North Somerset Council. The current published council tax charge for Band C properties in this postcode is approximately £2,040 per annum, although purchasers should confirm the current charge directly with North Somerset Council.

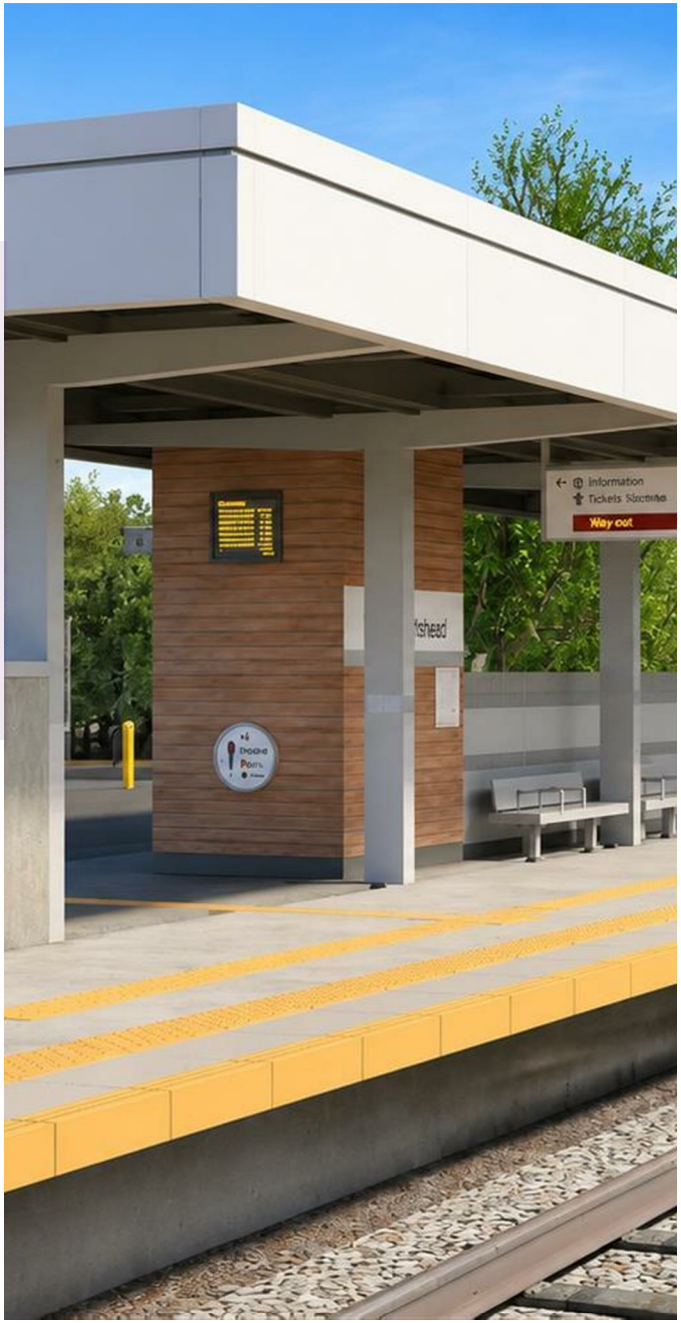
EPC: Rating D. An EPC is recorded for the property, dated May 2024.

Services: The property is understood to benefit from mains electricity, mains water, mains drainage and mains gas. Heating is understood to be via a gas-fired central heating system. Purchasers should verify the availability and specific arrangements of all services with their solicitor.

Broadband: Superfast broadband is available within the postcode area. Ofcom data indicates maximum download speeds of approximately 160 Mbps and maximum upload speeds of approximately 30 Mbps. Actual speeds and availability may vary depending on the provider and connection to the property.

Mobile Coverage: Mobile coverage is available in the surrounding area, although coverage and data speeds can vary between networks and within different parts of the property. Purchasers are advised to check





AGENTS NOTES

coverage with their preferred provider.

Parking: A private driveway provides off-road parking to the front and side of the property. The driveway also gives access to the detached garage/workshop.

Flood Risk: The postcode area is identified as having very low risk of flooding from rivers and the sea and very low risk from surface water. This is area-level information and purchasers should make their own enquiries and obtain a property-specific flood risk assessment if required.

Accessibility: The property is a single-storey bungalow. There are steps/access arrangements to the entrance which purchasers should assess for their individual requirements.

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FLOORPLAN



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
743.00 SQ.FT

COUNCIL TAX BAND : C

RECEPTION ROOMS : 1

BEDROOMS : 2

BATHROOMS : 1

FREEHOLD

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These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.

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