



CHARLCOMBE PARK DOWN ROAD,  
PORTISHEAD, BS20 8LD

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**GOODMAN  
& LILLEY**



## OCCUPYING AN ELEVATED POSITION WITH ATTRACTIVE ESTUARY VIEWS, THE PROPERTY OFFERS WELL-BALANCED ACCOMMODATION WITH A PRACTICAL AND VERSATILE LAYOUT.

Approached via steps rising through the garden to the front entrance, the property opens into a central hallway providing access to all principal rooms.

Immediately to the right is a rare triple-aspect open-plan living, dining and kitchen space, enjoying attractive estuary views and an abundance of natural light throughout the day. This spacious room forms the heart of the home and offers clearly defined areas for relaxing and dining.

The kitchen is well-appointed, with a comprehensive range of base and wall-mounted units, providing generous storage and extensive worktop space. From here, there is access to a useful utility room, which benefits from an external door leading to the rear of the property.

To the left of the entrance hall is the master bedroom, a well-proportioned double room enjoying estuary views. This bedroom further benefits from an en-suite shower room, fitted with a wash basin, shower and WC.

The second bedroom is positioned just beyond the master, also accessed from the hallway. This is a well-sized room featuring fitted mirrored wardrobes, offering excellent built-in storage.

Completing the accommodation is a separate shower room, accessed from the central hallway, fitted with a wash basin, shower and WC.

### Garden & Parking

The property features a westerly facing side garden enjoying estuary views, along with an allocated parking space and additional visitor bays on the site.

### Location

Situated within the highly regarded Charlcombe Park, the property enjoys attractive estuary views alongside the peace and tranquillity of the park.

### Agent Notes

M5 (J19) 4 miles, M4 (J20) 12 miles, Bristol Parkway 14 miles, Bristol Temple Meads 11 miles, Bristol Airport 12 miles (distances approximate)

Tenure: Freehold

Council Tax Band: A

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

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- Detached Park Home
  - Master bedroom with En-suite
  - Westerly Facing Garden
  - In Need of Modernisation
  - Two Bedrooms
  - Open Plan Living
  - No Onward Chain
  - Estuary Views

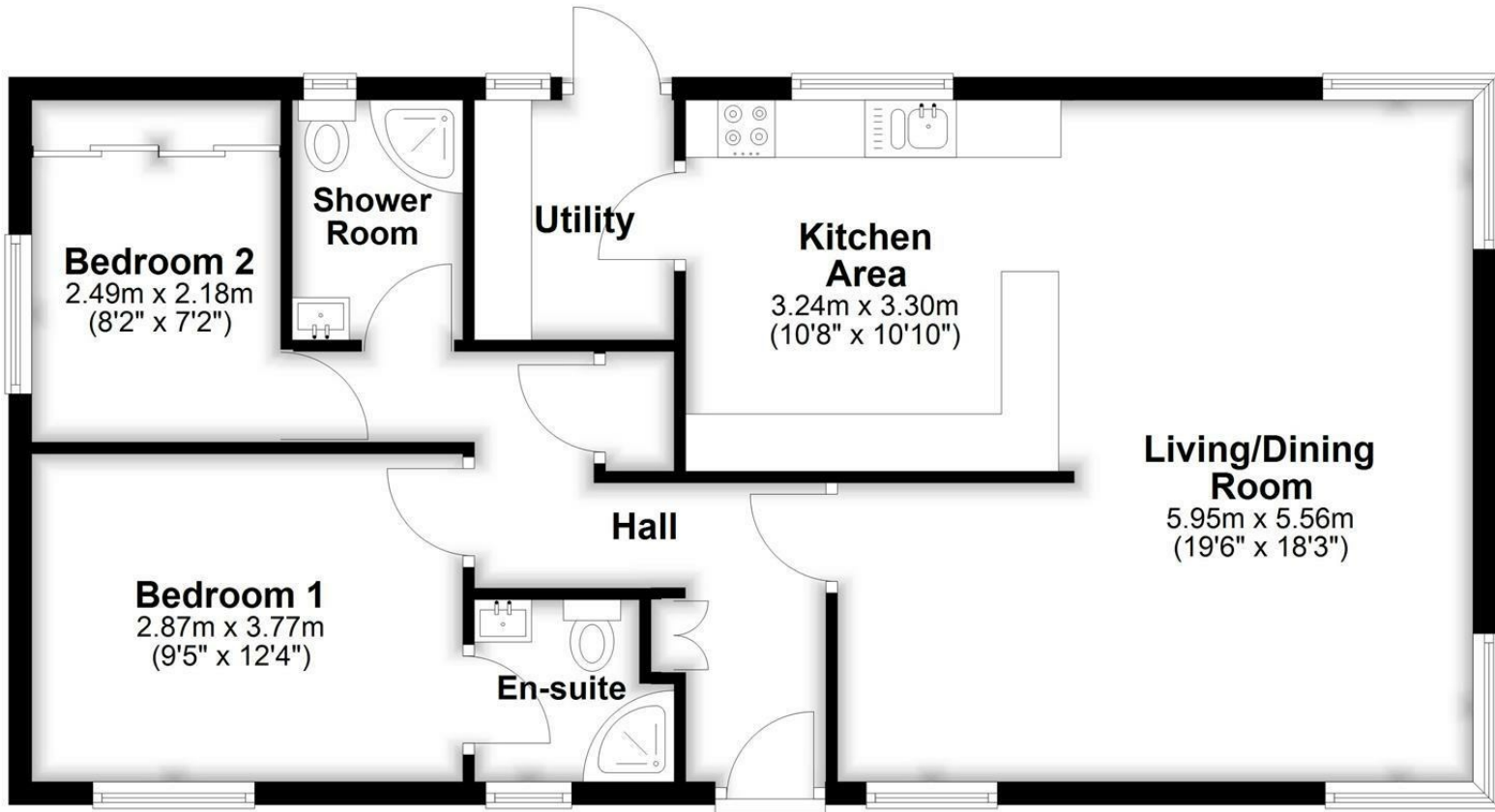


GUIDE PRICE £99,950



## Ground Floor

Approx. 75.0 sq. metres (807.7 sq. feet)



Total area: approx. 75.0 sq. metres (807.7 sq. feet)

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



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