

Goodman & Lilley

2 TYDEMAN ROAD, PORTISHEAD, BS20 7LS

GUIDE PRICE £439,950



2 TYDEMAN ROAD
PORTISHEAD, BS20 7LS

- Detached Family Home
- Master Bedroom with Ensuite
- Enclosed Rear Garden
- Walking Distance to Local Amenities
- Three Double Bedrooms
- Garage Conversion
- Not Overlooked
- Popular Vale Location



Approached via a generous driveway providing ample off-road parking, the property enjoys an attractive frontage with a well-kept lawn. Upon entering the property, you are welcomed into a welcoming entrance hall, setting the tone for the well-presented accommodation beyond. The ground floor offers a practical and versatile layout, comprising a spacious dual-aspect living/dining room, a well-appointed kitchen and a useful study, while the first floor provides three well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room, together with a contemporary family bathroom.

The living/dining room is a bright and generously proportioned space, benefiting from windows to both the front and rear elevations that flood the room with natural light and create an attractive dual-aspect outlook. Offering ample space for both seating and dining, it provides an ideal setting for everyday family life and entertaining alike.

Situated adjacent to the reception room, the kitchen is fitted with an attractive range of white wall and base units, complemented by high-quality laminate work surfaces, offering excellent storage and preparation space. Beyond the kitchen is a versatile study, created from the conversion of the integral garage, making it an ideal home office, playroom or hobby room. A section of the original garage has been thoughtfully retained to the front of the property, providing valuable storage space for bicycles, gardening equipment and other household essentials.

Ascending to the first floor, the landing provides access to three well-appointed bedrooms and the family bathroom. The principal bedroom and Bedroom Two are both positioned to the front of the property and are generous doubles, with the principal bedroom benefiting from a private en-suite shower room, fitted with a contemporary white suite comprising a shower cubicle, wash basin and WC.

Positioned to the rear of the property, Bedroom Three is a well-proportioned single bedroom, equally suited as a nursery, guest bedroom or home office. Completing the first floor is the family bathroom, fitted with a white suite comprising a panelled bath with shower over, wash basin and WC, providing a practical and well-presented space for everyday family living.

GARDEN

To the rear, the property enjoys a fully enclosed garden, conveniently accessed directly from the kitchen, creating a seamless connection between the indoor and outdoor spaces and making it ideal for modern family living and entertaining.























GARAGE & DRIVEWAY

The property benefits from a private driveway providing off-road parking for a minimum of two vehicles. The integral garage has been partially retained following its conversion, offering a practical storage area to the front while maximising the internal living space.

LOCATION

Situated within the highly regarded Vale development in Portishead, Tydeman Road enjoys a convenient location within easy reach of the town's vibrant High Street, picturesque Marina and an excellent selection of independent shops, cafés and restaurants. Residents also benefit from nearby scenic walks through the Nature Reserve, offering the perfect balance of coastal living and access to green open spaces.

AGENT NOTES

Tenure: Freehold

Council Tax Band: D

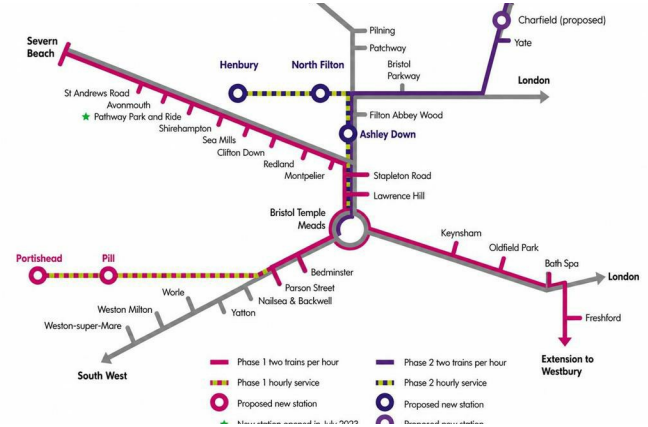
EPC Rating: D

Local Authority: North Somerset Council

Services: Gas Mains, Eeectric, water and drainage connected





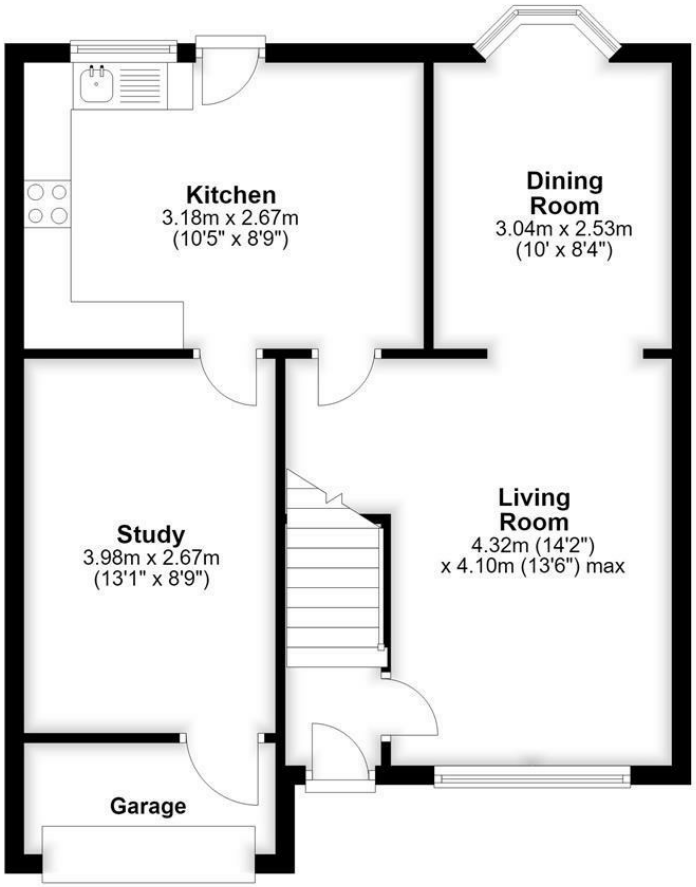

Severn Beach
St Andrews Road
Avonmouth
Pathway Park and Ride
Shirehampton
Sea Mills
Clifton Down
Redland
Montpelier
Henbury
North Filton
Pilning
Patchway
Bristol Parkway
Charfield (proposed)
Yate
London
Filton Abbey Wood
Ashley Down
Stapleton Road
Lawrence Hill
Bristol Temple Meads
Keynsham
Oldfield Park
Bath Spa
London
Freshford
Portishead
Pill
Bedminster
Parson Street
Nailsea & Backwell
Yatton
Worle
Weston Milton
Weston-super-Mare
South West
Extension to Westbury
Phase 1 two trains per hour
Phase 1 hourly service
Proposed new station
Phase 2 two trains per hour
Phase 2 hourly service
Proposed new station


Portishead

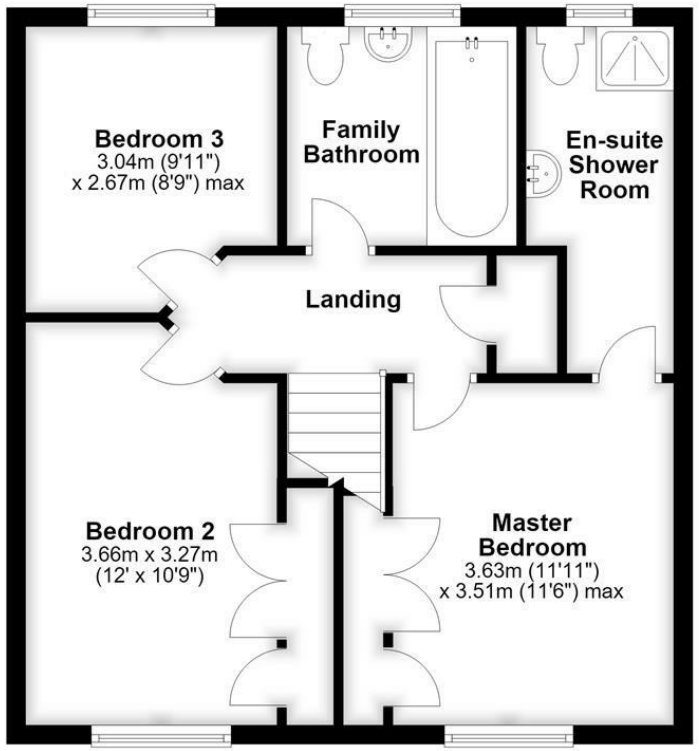
2 TYDEMAN ROAD

PORTISHEAD
BS20 7LS

Ground Floor
Approx. 49.5 sq. metres (532.7 sq. feet)



First Floor
Approx. 50.9 sq. metres (548.2 sq. feet)



Total area: approx. 100.4 sq. metres (1080.9 sq. feet)

FLOORPLAN

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

TOTAL SQUARE FOOTAGE
1131.50 SQ FT

COUNCIL TAX BAND : D

RECEPTION ROOM : 2

BEDROOMS: 3

BATHROOMS : 2

FREEHOLD

GOODMAN & LILLEY

Goodman & Lilley

Henleaze
156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk
0117 213 0777

Portishead
36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk
01275 430 440

Shirehampton
9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk
0117 213 0333

Lettings
lettings@goodmanlilley.co.uk
01275 299 010
0117 213 0101

Land & New Homes
156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk
0117 213 0151

Clevedon
28 Hill Road
Clevedon, BS21 7PH
clevedon@goodmanlilley.co.uk
01275 403 660

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.

The Property Ombudsman
rightmove
Zoopla