



33 Leaside, Portishead, BS20 6JL  
Guide Price £299,950

GOODMAN  
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

## 33 Leaside, Portishead, BS20 6JL

A spacious three bedroom semi-detached property occupying an elevated plot with far reaching views of the Gordano Valley. Just 0.3 Miles from the Centre of town, this fantastic home makes the very best of the amenities Portishead has to offer.

- Three Bedrooms
- Outstanding views
- Garage in block away from the house
- Modern kitchen
- Option of open plan living
- Large rear garden
- No onward chain

In brief the property comprises of three bedrooms serviced by a family bathroom, a lounge with glazed doors into the dining room giving the option of open plan living and a separate kitchen.

Goodman & Lilley anticipate a good degree of interest due . Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

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

A light filled entrance accessed via a front storm

porch. A solid oak door opens into the lounge and stairs rise to the first floor.

#### Lounge

Floor to ceiling windows flood the room with natural light. Glazed oak doors open into the dining area, giving you the option of a large open plan space. Feature chimney breast with inset gas fireplace.

#### Dining Room

Glazed oak doors open from the lounge, glazed double doors open onto a deck area offering outstanding views over the valley. Door into the kitchen

#### Kitchen

A modern kitchen fitted with a range of matching wall and base units with laminate work surface over, built in double oven with gas hob and extractor hood. Inset sink and space for all appliances. A window enjoys a pleasant outlook over the garden and valley beyond.

#### Landing

Window to side aspect, recently replaced oak doors to all bedrooms, bathroom and airing cupboard.

#### Bedroom One

A spacious double bedroom with a window to the front aspect and alcoves either side of the chimney breast, ideal for built in storage.

#### Bedroom Two

A double bedroom to the rear aspect of the property boasting far reaching views of the Gordano Valley .

#### Bedroom three

A window to the front aspect, bulk head of the stairs providing the opportunity for built in storage.

#### Bathroom

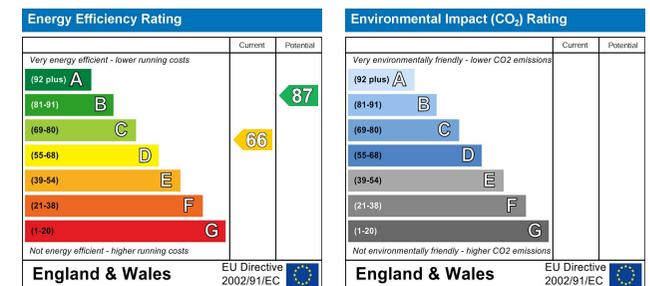
A three piece suite comprising; Panel bath with shower over, low level WC and pedestal sink. Window to the rear aspect.

#### Garden

The crowning glory of the property has to be the outstanding views that can be enjoyed from the garden, whilst enjoying all day sun. A raised deck area provides level access from the dining room, perfect for alfresco dining. Stairs lead to the lower level.

#### Garage

Single garage en-bloc positioned at the entrance of leaside.



### Portishead

Rembrandt House, 36 High Street, Portishead  
North Somerset, BS20 6EN

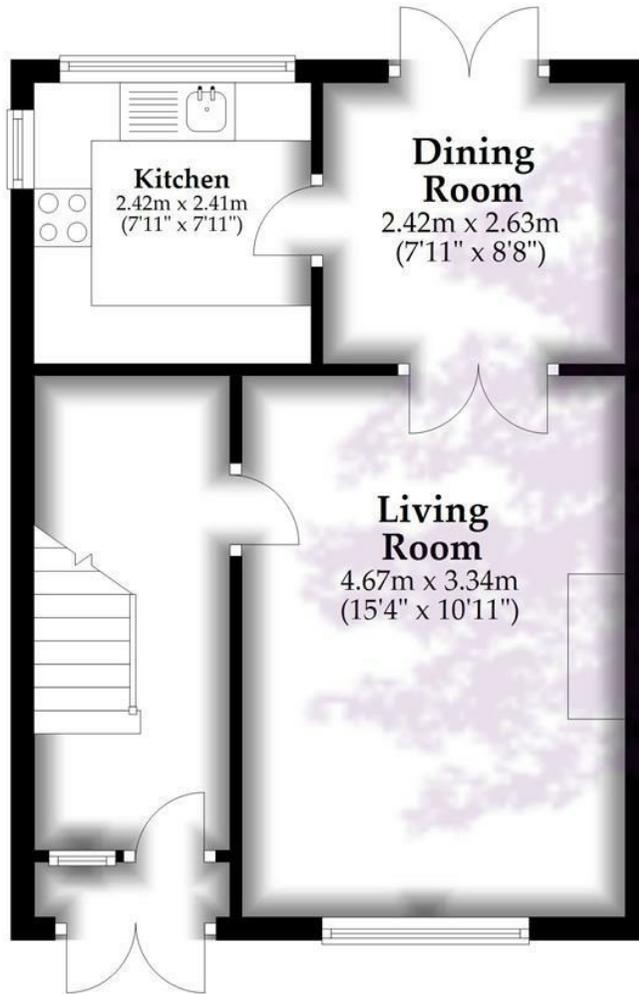
01275 430 440

[www.goodmanlilley.co.uk](http://www.goodmanlilley.co.uk)



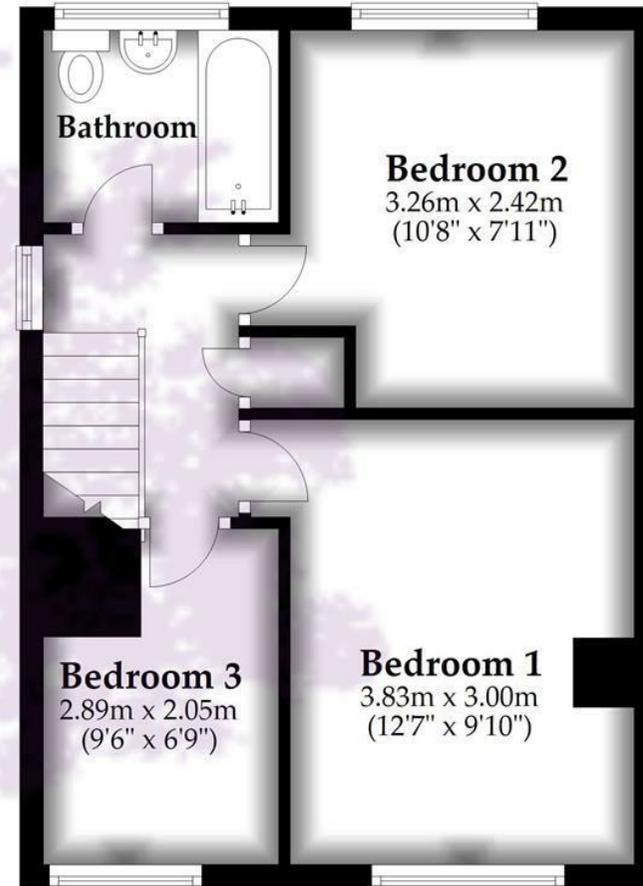
## Ground Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



## First Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



Total area: approx. 71.9 sq. metres (773.6 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.



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