



25 SOMERSET ROAD,
PORTISHEAD, BS20 8EE

GOODMAN
& LILLEY



A BEAUTIFULLY PRESENTED, TWO DOUBLE BEDROOM, GROUND FLOOR APARTMENT WITH GARAGE, SITUATED IN A DELIGHTFUL WOODLAND SETTING ON THE FRINGE OF THE POPULAR REDCLIFFE BAY AREA OF PORTISHEAD.

Situated on the ground floor, this well-positioned apartment is conveniently accessed via steps from the residents’ parking area. Upon entering, you are welcomed into an entrance hall providing access to all principal rooms. The accommodation comprises two double bedrooms, a spacious living/dining room, kitchen, and bathroom.

The bedrooms are located opposite each other off the hallway. To the left, the principal bedroom is a well-proportioned double room, benefitting from fitted wardrobes and a window overlooking a pleasant grass bank. The second bedroom, positioned to the right, is also a comfortable double, enjoying views towards the surrounding woodland.

Located at the end of the hallway, the living/dining room is a bright and generously sized space, offering ample room for both lounge and dining furniture. With a pleasant outlook and a versatile layout, it provides an ideal setting for relaxing or entertaining.

The kitchen is accessed via the living area and is fitted with a contemporary range of grey high-gloss wall and base units, complemented by wood-effect work surfaces. It features an inset stainless steel sink with drainer and tiled splashback, along with a range of integrated appliances including a slimline dishwasher, washing machine, microwave, and an electric fan-assisted oven with a four-ring gas hob and extractor hood over. There is also space for a freestanding fridge/freezer.

Completing the accommodation is the family bathroom, stylishly fitted with grey tiling and a modern white suite comprising a bath with shower over, wash basin set within a vanity unit, and WC.

Garage & Parking

The property benefits from ample residents’ parking, along with the added advantage of a single garage conveniently positioned close to the apartment.

Location

Situated just off Nore Road in the sought-after Redcliffe Bay area of Portishead, the property enjoys a desirable coastal position. A variety of scenic beach and woodland walks are within easy reach, while the location also offers convenient access to both Portishead Marina and the vibrant High Street.

Additionally, the property is well placed for local amenities, with a range of supermarkets, shops, cafes, and leisure facilities available within a short drive at the lower end of Portishead, providing excellent day-to-day convenience.

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: Leasehold
Combined Service Charge & Ground Rent: £1860 (£435 per quarter)

Council Tax Band: B

EPC Rating: C

Services: All mains services connected.

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

- Ground Floor Apartment
- Well Presented Throughout
- Approx. 608 Sq.Ft
- Garage & Residents Parking

- Two Double Bedrooms
- Large Living/Dining Room
- Perfect for First-Time Buyers or Investors
- Peaceful Redcliffe Bay Location



GUIDE PRICE £220,000



Ground Floor

Approx. 56.5 sq. metres (608.6 sq. feet)



Total area: approx. 56.5 sq. metres (608.6 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



WWW.GOODMANLILLEY.CO.UK

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.