



13 LEESIDE,  
PORTISHEAD, BS20 6JL

---

**GOODMAN  
& LILLEY**



# AN OPPORTUNITY TO ACQUIRE A THREE BEDROOM SEMI DETACHED HOME, SITUATED IN A CLOSE PROXIMITY TO THE HIGH STREET WITH VIEWS OVER PORTISHEAD

In brief, this property comprises: extended entrance hall, open plan kitchen/lounge and diner complete the ground floor, whilst three bedrooms and the family shower room occupy the first floor. Further benefits include a decked area and landscaped rear garden with views over Portishead, offering the ideal space to sit back and enjoy the summer sun.

This property is within easy access of the many independent shops and banks on Portishead High Street and walking distance to local schools. Portishead is popular with all generations due to its unique coastal location with many scenic coastal walks as well as the highly regarded primary and secondary schools in the area. It is also a great commuting base to both the commercial centres of Bristol as well as those wanting to utilise the M5 motorway network, entering at junction 19. Bristol International Airport is also located in North Somerset, offering national and international flights.

Goodman & Lilley anticipate a good degree of interest due to the competitive price and great invest potential. Call us today on 01275 430440 and talk with one of our property professionals to arrange a viewing.

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.

## Accommodation Comprises:

### Entrance Hall

Secure uPVC entrance door to extended entrance hall, uPVC double glazed window to front, double radiator, tiled flooring, plumbing for washing machine, space for freezer, stairs to first floor landing,

### Living Room

UPVC double glazed window to front, double radiator, wood effect laminate flooring, TV point, sliding doors to,

### Kitchen/Dining Room

Fitted with a matching range of modern wood fronted eye level units with under lighting, drawers and worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for dishwasher, space for fridge/freezer and cooker with extractor hood over, uPVC double glazed window to rear, uPVC double glazed window to side, full height uPVC glazed window to rear, double radiator, wood effect laminate tiled flooring, door, secure uPVC double glazed courtyes door to garden.

### Landing

UPVC double glazed window to side, boiler cupboard housing wall mounted gas combination boiler serving heating system and domestic hot water; additional shelving, loft hatch, door to:

### Shower Room

Fitted with three piece modern white suite comprising tiled shower enclosure with fitted shower, wash hand basin set in vanity unit with cupboards under, low-level WC and heated towel rail, extractor fan, full height tiling to all walls, uPVC obscure double glazed window to rear, tiled flooring.

### Master Bedroom

UPVC double glazed window to front, radiator, wood effect laminate flooring.

### Bedroom Two

UPVC double glazed window to rear, radiator, wood effect laminate flooring, telephone point.

### Bedroom Three

UPVC double glazed window to front, radiator, wood effect laminate flooring.

### Outside

The rear garden has been beautifully landscaped, with a decked area and sun canopy offering the perfect place to sit and take in the views over Portishead. There is also a tiered area that is sectioned off with wooden boarders, which comprises: a bed of mature shrubs, bushes and trees, and areas of lawn and gravel.

- 
- Semi Detached House
  - Open Plan Living
  - Fitted Bathroom
  - Three Bedrooms
  - Fitted Kitchen
  - Landscaped Rear Garden



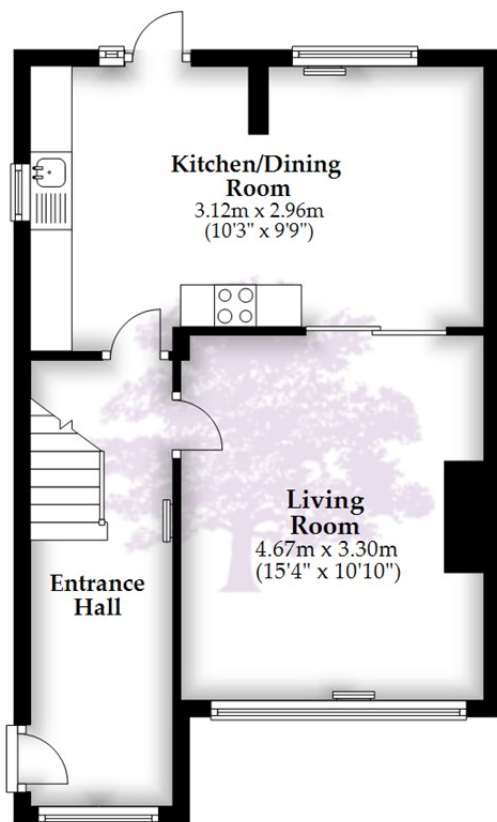
GUIDE PRICE £289,950





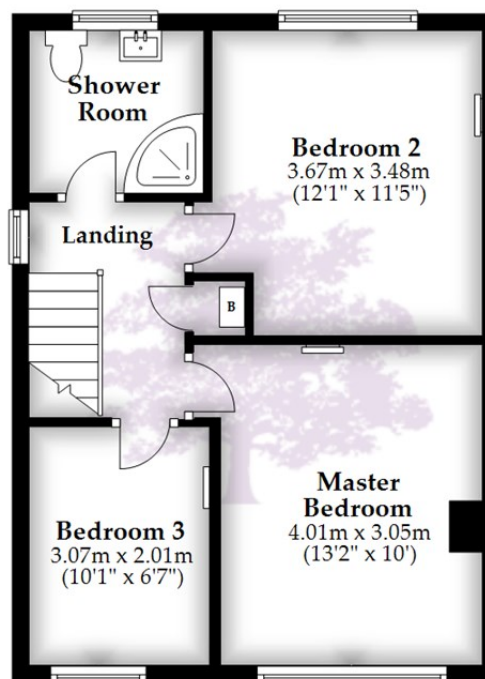
### Ground Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



### First Floor

Approx. 41.5 sq. metres (447.0 sq. feet)



Total area: approx. 76.9 sq. metres (827.2 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](http://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.