







315, CHARLCOMBE PARK DOWN ROAD, PORTISHEAD BS20 8LD GUIDE PRICE £70,000

Situated within the highly regarded Charlcombe Park, this one-bedroom park home enjoys attractive estuary views and a peaceful setting, presenting an excellent opportunity for purchasers looking to modernise and create a home to their own taste.

Offering approximately 421 sq. ft. of accommodation, the property provides a practical, single-storey layout with excellent potential for improvement.

The entrance hall leads through to the main accommodation, including a good-sized living room featuring a bay window, an additional window and a feature fireplace. The dual-aspect room benefits from plenty of natural light, creating a bright and welcoming space in which to relax and enjoy the surroundings.

The kitchen/breakfast room is fitted with a range of wall and base units, ample worktop space and a sink positioned beneath the window, which enjoys lovely views across the estuary. Although requiring updating, the kitchen offers great potential to create a modern and practical space.

The bedroom is a well-proportioned double room, benefiting from an extensive range of fitted wardrobes and additional drawer units, providing plenty of useful storage. Completing the accommodation is a shower room comprising a walk-in shower enclosure, wash hand basin and WC.

ALLOCATED PARKING

The property benefits from allocated parking for one vehicle.

GARDEN

The park home benefits from a wrap around garden, featuring a variety of established shrubs and bushes that create an attractive and peaceful outdoor setting. A generous timber-decked area provides an ideal space for outdoor seating, alfresco dining and entertaining, whilst offering a wonderful spot to relax and take in the attractive estuary views.

LOCATION

Situated within the highly regarded Charlcombe Park, the property enjoys attractive estuary views and a peaceful setting, offering a wonderful opportunity to enjoy the tranquillity of park living. The picturesque surroundings create a relaxing atmosphere, making this an ideal retreat for those seeking a quieter pace of life.

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)

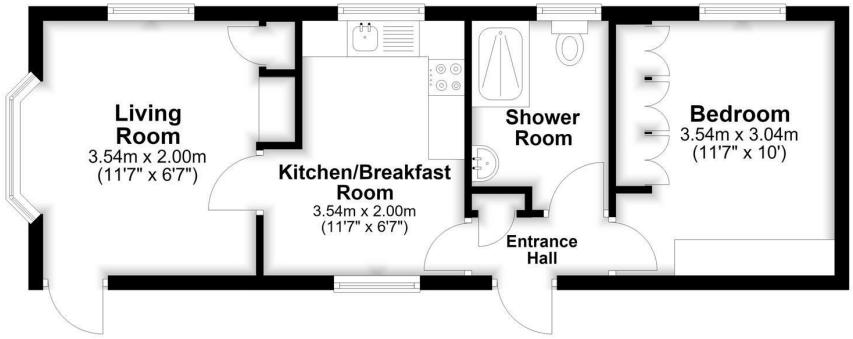
Tenure: Freehold/Leasehold

Council Tax Band: A

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

Ground Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Total area: approx. 39.1 sq. metres (420.8 sq. feet)

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- Residential Park Home
- Kitchen Breakfast Room
- Approx. 420 Sq.Ft
- Peaceful Location
- One Bedroom
- Separate Living Room
- Estuary Views

Opening hours vary slightly in each office
Mon to Fri 9am–6pm Sat 9am–4pm

GOODMAN & LILLEY