



26 ST. PETERS ROAD, PORTISHEAD, BS20 6QT



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PORTISHEAD BS20 6QT

- Semi Detached Family Home
- Open Plan Living
- Southerly Facing Rear Garden
- Close to Amenities
- Three Bedrooms
- Approx. 706 Sq. Ft
- Driveway Parking & Garage
- Prime Portishead Location

Approached via a private driveway, with an attractive front garden, the property welcomes you into a practical entrance porch before opening into the main accommodation. The thoughtfully arranged layout provides excellent family living, with the ground floor dedicated to spacious open-plan living, while the first floor offers three well-proportioned bedrooms and a modern family bathroom.

The heart of the home is the impressive open-plan kitchen, living and dining room, creating a bright and sociable space ideal for both everyday family life and entertaining. The contemporary kitchen is fitted with an extensive range of high-gloss white wall and base units, complemented by contrasting dark work surfaces. A range of integrated appliances includes an oven and gas hob, while there is further space and plumbing for a washing machine and fridge, ensuring the kitchen is as practical as it is stylish. A glazed door from the kitchen provides direct access to the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

Leading from the living area is a delightful conservatory, offering a pleasant spot to sit and enjoy views over the rear garden. With direct access outside, it provides a natural extension of the living accommodation and is perfectly suited to relaxing with a morning coffee or opening up to the garden during the warmer months.

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. Bedrooms one and three enjoy a pleasant outlook over the peaceful cul-de-sac to the front, while bedroom two and the bathroom overlook the attractive rear garden. The principal and second bedrooms are both comfortable doubles, offering excellent accommodation for couples or families, while the third bedroom provides a versatile single room, equally well suited as a nursery, child's bedroom or a dedicated home office to accommodate modern lifestyles.

Completing the first-floor accommodation is a well-appointed family bathroom, fitted with a contemporary white suite comprising a panelled bath with shower over, wash basin and WC. Tastefully presented and designed with practicality in mind, it serves the bedrooms perfectly for modern family living.

GARDEN

To the rear, the property enjoys a southerly facing garden, thoughtfully designed to maximise the sunshine throughout the day. Accessible from both the kitchen and conservatory, it provides the perfect setting for al fresco dining, outdoor entertaining or simply relaxing during the warmer months.

GARAGE & PARKING

The property benefits from a single garage and driveway parking for several vehicles

LOCATION

Perfectly positioned on the ever-popular St Peter's Road, just a short stroll from Portishead's vibrant High Street, the property enjoys an enviable location close to an excellent range of amenities. Independent shops, cafés, restaurants, bars and supermarkets are all within easy reach, while the picturesque Marina offers a superb selection of waterfront dining and leisure facilities. Scenic coastal walks, nearby parks and a variety of recreational amenities further enhance the area's appeal, creating an outstanding setting for both everyday living and an active lifestyle.

AGENT NOTES

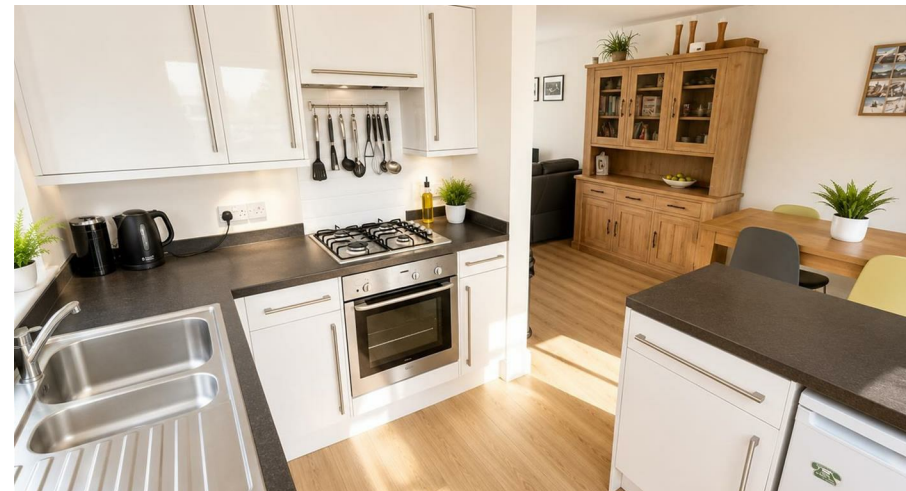
Tenure: Freehold

Council Tax Band: C

EPC Rating: D

Local Authority: North Somerset Council

Services: Mains gas, electric, water and drainage connected







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

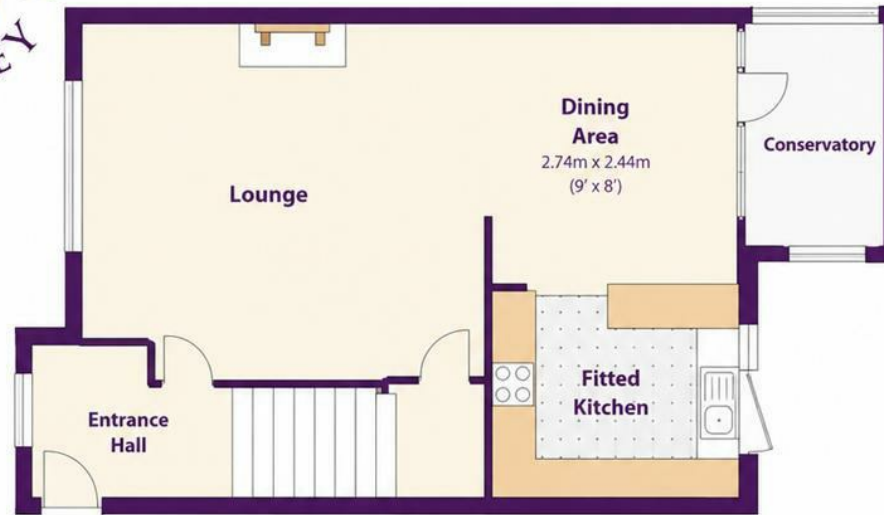
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Ground Floor

Approx. 33.0 sq. metres (355.3 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.2 sq. feet)



•———— Total area: approx. 65.6 sq. metres (706.5 sq. feet) ————•



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