



20 BRITTAN PLACE, PORTBURY, BS20 7TZ

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The property is approached via a private driveway, with attractive lawned gardens to either side, bordered by established hedging that creates a pleasant approach to the home.

Upon entering the property, you are welcomed into the entrance hall, which provides access to the ground-floor accommodation and stairs rising to the first floor.

Positioned to the front of the property, the living room enjoys an outlook over the front garden and features a fireplace as its focal point. Double doors to the rear open directly into the dining room, creating a natural flow between the two reception spaces. The dining room is similarly well proportioned, with its own feature fireplace and patio doors providing direct access to the rear garden.

Accessible from both the dining room and entrance hall, the kitchen offers a practical and well-proportioned space, fitted with a range of wall and base units with white gloss doors, complemented by cream-speckled worktops. Integrated appliances include a single oven and hob, while there is also space and plumbing for a freestanding washing machine and fridge/freezer. Beyond the kitchen is a rear porch, providing direct access to the rear garden as well as a useful store room, which offers potential to be utilised as a utility cupboard, subject to the installation of the necessary plumbing.

Ascending the stairs to the first-floor landing, the accommodation comprises two double bedrooms, a single bedroom, family bathroom and separate WC. The family bathroom is fitted with a white suite comprising a bath with shower over and wash basin, with the separate WC conveniently positioned alongside.

GARDEN

The property benefits from gardens to both the front and rear. The enclosed rear garden offers a low-maintenance outdoor space with decorative stone and paved areas, a greenhouse, and access from both the dining room and rear porch, with further access to the garage.

DRIVEWAY & PARKING

The property further benefits from an integrated garage and driveway parking for one vehicle.

LOCATION

Portbury is a highly sought-after village on the edge of Bristol, combining a peaceful semi-rural setting with excellent transport connections. Surrounded by attractive countryside, the village offers convenient access to the M5 (Junction 19) and A369, providing easy routes into Bristol, Clifton and the wider region.

Nearby Pill offers a range of everyday amenities, including shops, cafés and primary schooling, together with established bus services. The area also benefits from excellent access to countryside walks, cycle routes and the scenic Gordano Valley. Bristol Airport and Bristol Temple Meads are also within convenient reach, making Portbury an ideal location for commuters.

AGENT NOTES

Tenure: Freehold

Council Tax Band: C

Services: Mains electricity, gas, water and drainage.

Connectivity:

Good road links via the A369 and M5 (J19) providing access to Bristol and the wider motorway network

Regular bus services from nearby Pill into Bristol

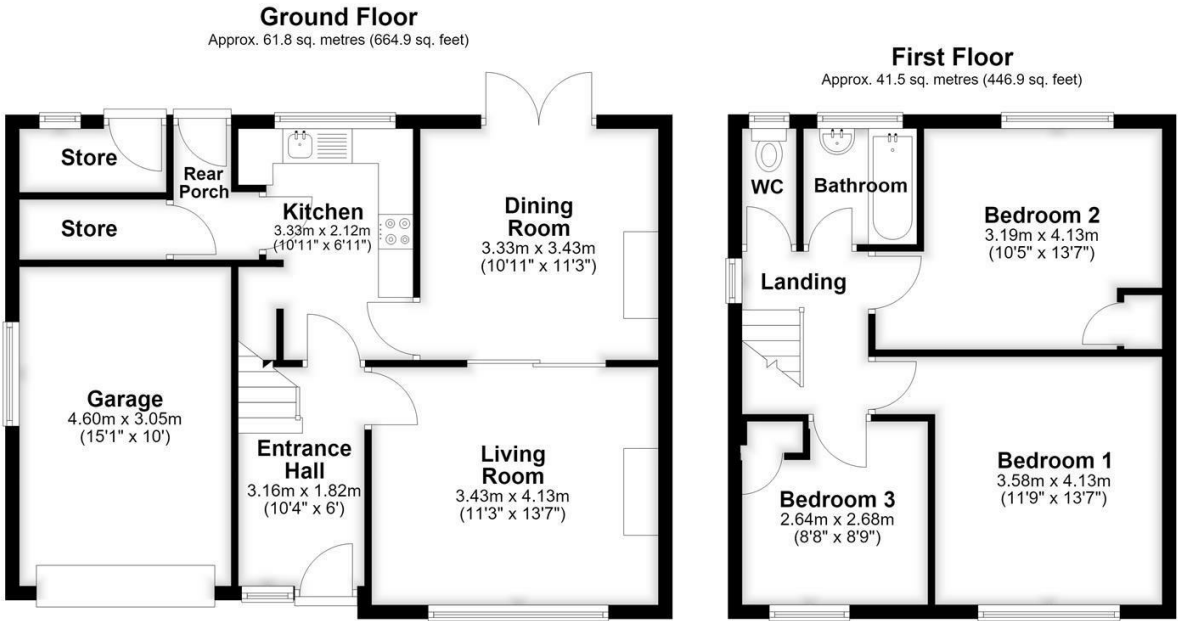
Future rail connectivity proposed via the Portishead/Pill railway line restoration (subject to completion) / Mainline rail services available from Bristol Temple Meads

Bristol Airport approximately 20-25 minutes' drive





FLOORPLAN



Total area: approx. 103.3 sq. metres (1111.9 sq. feet)

GOODMAN & LILLEY
BRANCH NETWORK

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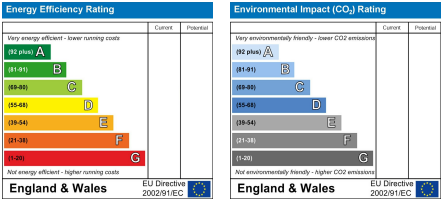
3 Bedrooms
Tenure - Freehold

2 Reception Rooms
Total 1111.90 sq ft

1 Bathrooms
Council tax band - C

- Semi-Detached Family Home
- Two Reception Rooms
- No Onward Chain
- Integrated Garage & Driveway Parking

- Three Bedrooms
- Approx. 1112 Sq.Ft
- Enclosed Rear Garden
- Close to Bristol & The M5



Opening hours vary slightly in each office
Mon to Fri - Usually 9am till 6pm
Saturday 9.00am-4.00pm