

3 VALLEY ROAD, PORTISHEAD, BS20 8JU

GOODMAN & LILLEY



3 Valley Road

Portishead BS20 8JU

- Spacious property extending to approximately 1,805 sq ft (167.8 sq m).
- Three bedrooms arranged over two floors.
- Generous gardens extending to the front, side and rear, providing excellent outdoor space.
- Popular Hillside Location on the fringes of Portishead
- Requiring modernisation throughout, offering an excellent opportunity to add your own style.
- Two separate reception rooms providing versatile living and entertaining space.
- Potential to explore extending the property within the generous plot, subject to the necessary planning permissions and consents.
- No onward chain

This spacious and versatile property presents an exciting opportunity for purchasers seeking a substantial home with considerable scope for modernisation and improvement.

Extending to approximately 1,805 sq ft (167.8 sq m) across two floors, the property offers generous accommodation, a flexible layout and a variety of reception spaces, making it ideally suited to buyers looking to create a home tailored to their own tastes and requirements. Requiring modernisation throughout, the property represents an excellent opportunity to put your own stamp on a home with plenty of potential, whether that involves refreshing the existing accommodation, rethinking the layout or creating a more contemporary style of living.

Upon entering the property, the entrance hall provides access to the principal ground-floor accommodation and stairs rising to the first floor. The ground floor benefits from two separate reception rooms, offering flexibility for family living, entertaining or relaxing. The sitting room provides a comfortable everyday living space, while the separate living room offers further versatility and could be adapted to suit a variety of needs. To the side, the conservatory creates an additional reception area, providing an opportunity to establish a light and airy space for enjoying the garden outlook. Together, these rooms offer a generous amount of living space, with scope for purchasers to modernise the interiors and introduce their own choice of finishes, furnishings and decorative style.

The kitchen/dining room provides a practical hub for day-to-day living, with clear potential for improvement to create a more contemporary and sociable environment. Purchasers may wish to consider updating the kitchen units, work surfaces and appliances, with the possibility of exploring alternative layouts to maximise functionality, subject to the existing structure and any necessary consents. The separate boot room is a particularly useful addition, providing valuable ancillary space for coats, shoes and outdoor equipment. There is also a ground-floor bathroom, offering further convenience and the opportunity to update the fittings and finishes as part of a wider programme of renovation. A separate study completes the ground-floor accommodation, making an ideal space for home working, hobbies or a quiet retreat away from the main living areas.

The first floor provides two bedrooms, offering flexibility for families, visiting guests or those requiring additional workspace. Bedroom two is a particularly well-proportioned room, while bedroom three offers further accommodation that could be adapted to suit individual needs. The landing connects the first-floor rooms and incorporates access to useful eaves storage, providing additional space for belongings that are not required on a daily basis. The first-floor layout offers scope for purchasers to review how the accommodation could best serve their needs, with the potential to enhance storage, refresh the bedrooms and create a more cohesive finish throughout. As with the ground floor, modernisation would allow buyers to introduce a consistent style and make the most of the property's existing proportions.

Outside

The property occupies a generous plot with gardens extending to the front, side and across the rear, providing a good degree of outdoor space and considerable flexibility for landscaping and outdoor living. The gardens offer scope to create attractive lawned areas, established planting, seating spaces and areas for entertaining. Of particular interest to buyers looking to enhance the property further, the plot appears to offer reasonable scope to explore extending the existing accommodation while retaining a good proportion of garden space. This provides an exciting opportunity to consider how the property might evolve over time, subject to planning permission, building regulations and any other relevant consents.














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Location

Situated on the edge of Portishead, Valley Road offers a position on the outskirts of this popular North Somerset town, providing convenient access to the surrounding countryside while remaining within reach of the town's amenities. The location is particularly appealing to those who enjoy outdoor pursuits, with nearby woodland, open countryside and walking routes offering opportunities to enjoy the natural surroundings.

Portishead town centre provides a good selection of shops, cafés, restaurants and everyday services, with larger supermarkets including Waitrose, Sainsbury's and Lidl catering for day-to-day needs. The popular Marina offers a vibrant waterfront setting with independent businesses, eateries and waterside walks, while the Lake Grounds provide open green space, recreational facilities and attractive views across the Severn Estuary.

The surrounding area is particularly well suited to those who enjoy an active outdoor lifestyle, with Weston Big Wood close by, offering woodland walks and opportunities to explore the local countryside. The coastal paths, waterfront and recreational spaces around Portishead provide further options for walking, cycling and spending time outdoors.

Portishead benefits from a range of primary and secondary schools, alongside local leisure facilities and community amenities. Road connections provide access to the A369 and M5 motorway network, making Bristol and the wider region accessible for commuting and leisure. An exciting addition to the town's infrastructure is the reopening of the Portishead railway line, with a new station planned to provide direct services to Bristol Temple Meads in approximately 25 minutes. Passenger services are currently expected to commence in winter 2028/29, further enhancing the town's transport connections.

Material Information

Tenure: Freehold

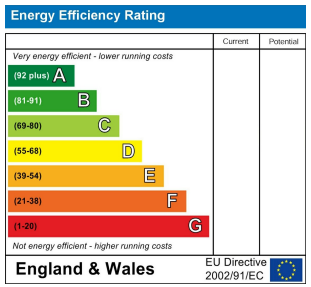
Council Tax: Band F

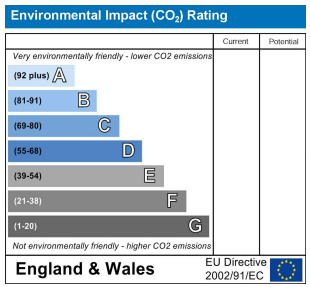
EPC Rating: TBC

Services: All mains services are connected

Broadband: Superfast broadband is reported as available in the postcode area.

Mobile Coverage: Mobile coverage and data availability may vary between networks and should be checked with the relevant providers.











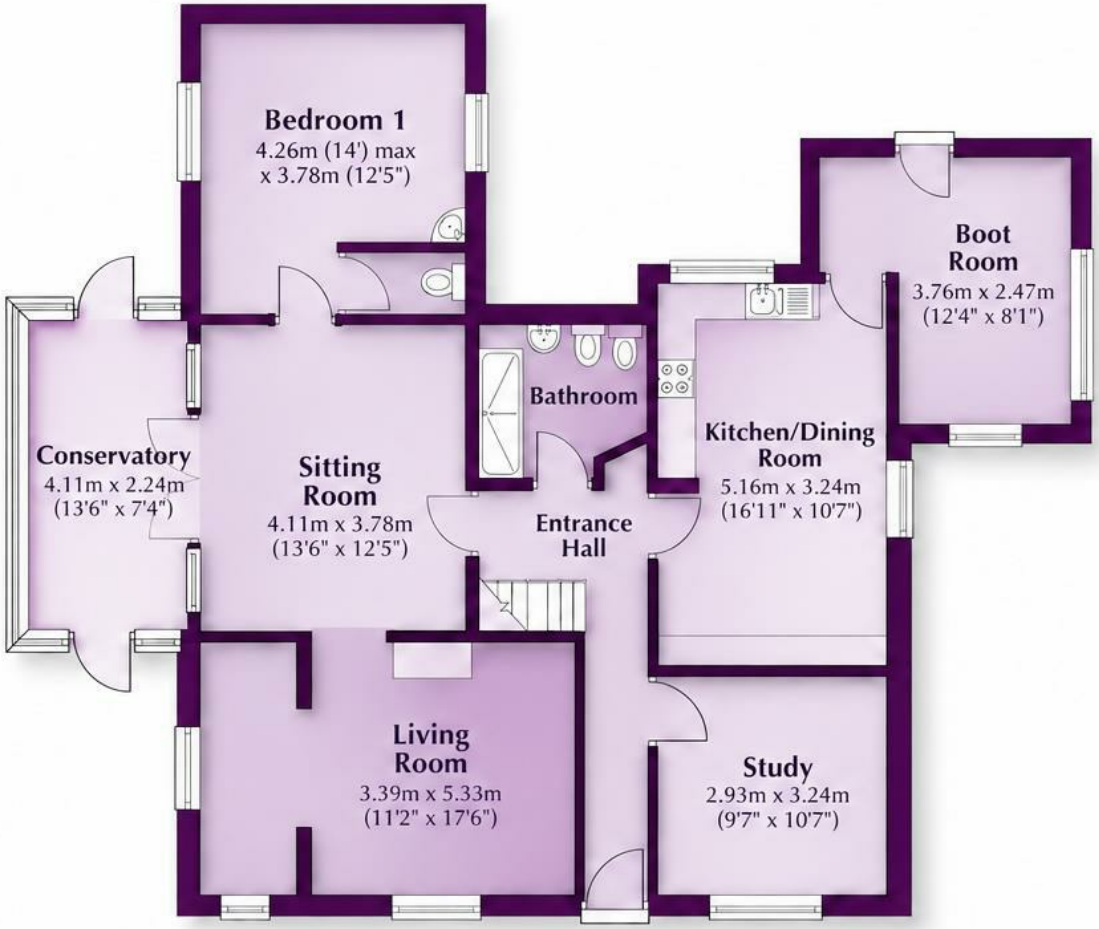




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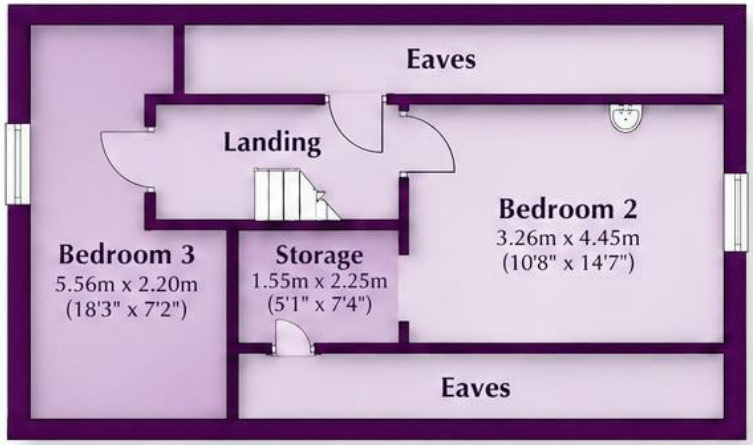
Ground Floor

Approx. 113.0 sq. metres (1215.9 sq. feet)



First Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



Total area: approx. 167.8 sq. metres (1805.8 sq. feet)

This floor plan is for illustrative purposes only.
All measurements are approximate and should not be relied upon.

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