



14 MERLIN PARK,
PORTISHEAD, BS20 8RN

GOODMAN
& LILLEY



A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME POSITIONED WITHIN A HIGHLY DESIRABLE AREA OF PORTISHEAD.

Situated in the sought after Merlin Park area, this delightful property is ideally located due to its short distance to both High Down Junior & Infant Schools, the play park and open fields at the bottom of the development.

In brief the property consists of:- entrance hall, integral garage, living room, kitchen/dining room and cloakroom/w.c to the ground floor. To the first floor are four bedrooms and a family bathroom. Externally the property benefits from an enclosed south facing rear garden mainly laid to lawn with decked and patio seating areas, gravelled driveway to the front of the property provides off street parking for a couple of vehicles leading to the front of the home.

Goodman & Lilley anticipate a good degree of interest due to its condition, location and the accommodation on offer. Call us today on 01275 430440 and talk with one of our property professionals to arrange an internal inspection.

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: D

Services: All mains services connected.

Accommodation Comprising:-

Entrance Hall

Secure part glazed entrance door, uPVC double glazed window to side, laminate flooring.

Living Room

UPVC double glazed bow window to front, two radiators, telephone point, TV point, coving to ceiling, stairs rising to first floor landing, open plan to kitchen/dining room.

Kitchen/Dining Room

Fitted with a matching range of modern cream fronted base and eye level units with drawers and wood effect worktop space over, matching breakfast bar, stainless steel sink unit with single drainer with stainless steel mixer tap and tiled splashbacks, built-in integrated fridge and freezer, plumbing for washing machine with fitted electric fan assisted oven, four ring ceramic hob with extractor hood over, uPVC double glazed window to rear, radiator, tiled flooring, coving to ceiling, secure uPVC glazed patio doors to garden, door to:

Lobby

Secure uPVC part glazed doors to side, door to:

Cloakroom/WC

Fitted with two piece suite comprising; wash hand basin and low-level WC, tiled splashbacks, radiator, tiled flooring, coving to ceiling, uPVC obscure double glazed window to side,

First Floor Landing

UPVC obscure double glazed window to side, airing cupboard housing, hot water tank with additional shelving, coving to ceiling, loft hatch, doors to all bedrooms and family bathroom.

Master Bedroom

UPVC double glazed window to front, fitted double wardrobes, radiator, exposed floorboards, coving to ceiling.

Bedroom Two

UPVC double glazed window to rear, fitted double wardrobes, radiator, exposed floorboards, TV point.

Bedroom Three

UPVC double glazed window to front, radiator, exposed floorboards, coving to ceiling.

Bedroom Four

UPVC double glazed window to rear, radiator, exposed floorboards.

Family Bathroom

Fitted with three piece white suite comprising; deep panelled bath with independent shower over, pedestal wash hand basin with mixer tap, tiled splashbacks and shaver point and low-level WC, tiled splashbacks, uPVC obscure double glazed window to side, radiator, vinyl flooring, coving to ceiling.

Garage

Integral single garage with power and light connected, up and over door, wall mounted gas boiler serving heating system and domestic hot water.

Outside

The front of property provides off street parking for two vehicles with a gravelled driveway leading to the front of the property. Gated side access leads to the south facing rear garden which offers a high degree of privacy and is laid mainly to lawn enclosed by mature planted borders and panelled fencing, decked and patio seating areas are ideally positioned to take full advantage of the sun throughout the day, outside cold water tap.

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- Detached Family Home
 - Open Plan Kitchen Dining Room
 - Highly Sought After Location
 - Four Bedrooms
 - South Facing Rear Garden
 - Garage & Driveway

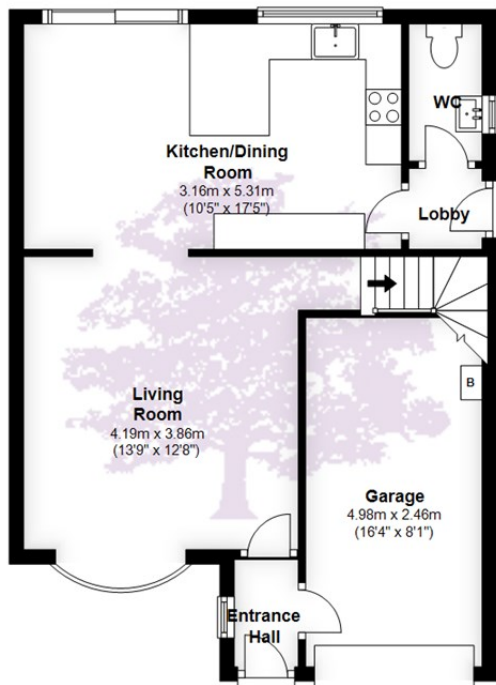


GUIDE PRICE £365,000



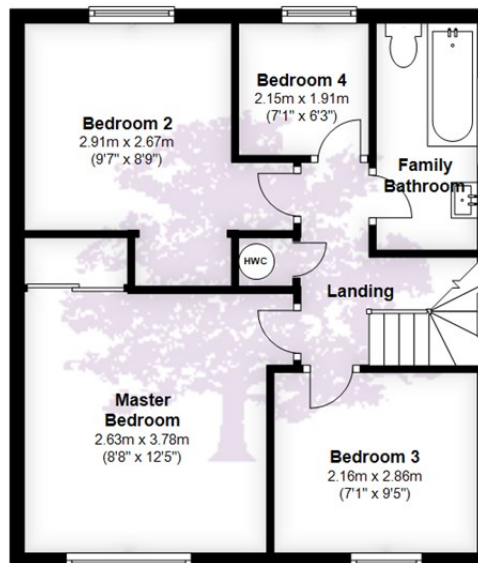
Ground Floor

Approx. 53.9 sq. metres (579.9 sq. feet)



First Floor

Approx. 45.6 sq. metres (491.1 sq. feet)



Total area: approx. 99.5 sq. metres (1070.9 sq. feet)

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