12 Tudor Road,
Portishead, BS20 6UR

Goodman & Lilley

An extended link-detached family home situated within the ever-popular Brampton Way estate, offered to the market with the added advantage of no onward chain.

The ground floor provides versatile and well-proportioned accommodation, including an extended reception room offering excellent potential for use as a fourth bedroom, guest suite or annex-style accommodation, with direct access to the rear garden via uPVC doors opening out onto the patio. There is also a welcoming entrance hall with cloakroom, a spacious living room, and a separate dining room open to the staircase, also benefitting from uPVC doors opening onto the rear garden.

The fitted kitchen is equipped with a cooker, induction hob and fridge, along with space for additional appliances and two useful pantry cupboards. Internal access leads to the garage, which provides additional storage, plumbing for a washing machine, and space for two large fridge freezers.

The current layout offers exciting scope for further improvement and reconfiguration, subject to any necessary consents. The existing extension presents an ideal opportunity to re-site the kitchen to the rear of the property, creating a more contemporary open-plan layout, or to open the current kitchen into the dining room to form a generous kitchen/dining/family space suited to modern living and entertaining.

To the first floor, there are three bedrooms, an airing cupboard, and a wet room.

The property benefits from a boiler and radiators installed in 2021, as well as an up-to-date gas safety certificate and EICR, both dated 2026.

Externally, the property enjoys a south-facing rear garden, ideal for outdoor living, with a large shed for storage and an awning providing welcome shade on sunny days. To the front, there is off-street parking.

Location

Tudor Close is a popular residential address located on the western side of Portishead, forming part of a well-established development known for its quiet, family-friendly environment. The area enjoys a convenient position within easy reach of Portishead High Street, which offers a variety of shops, cafés, restaurants and everyday amenities, along with nearby supermarkets. The location is well suited to families, with a number of highly regarded schools in the area, including the sought-after Gordano School. There are also plenty of outdoor and leisure opportunities close by, with the Lake Grounds, Marina and coastal walks all within easy reach, as well as access to the surrounding countryside for walking and cycling. The anticipated reopening of the Portishead to Bristol rail line is set to further enhance connectivity, adding to the area's long-term appeal. For commuters, Brampton Way provides good connectivity, with straightforward access to the A369 linking directly to Bristol. Regular bus services operate nearby, making travel into the city and surrounding areas both convenient and accessible, further enhancing the appeal of this well-positioned location.

Agents

Local Authority: North Somerset Council

Council Tax Band: Likely Band D (subject to confirmation)

Easy access to the A369 – direct route into Bristol

Regular bus services nearby linking to Bristol and surrounding areas

Nearest train stations: Nailsea & Backwell / Avonmouth. Proposed Portishead–Bristol rail line set to enhance future connectivity

Mains electricity, gas, water and drainage

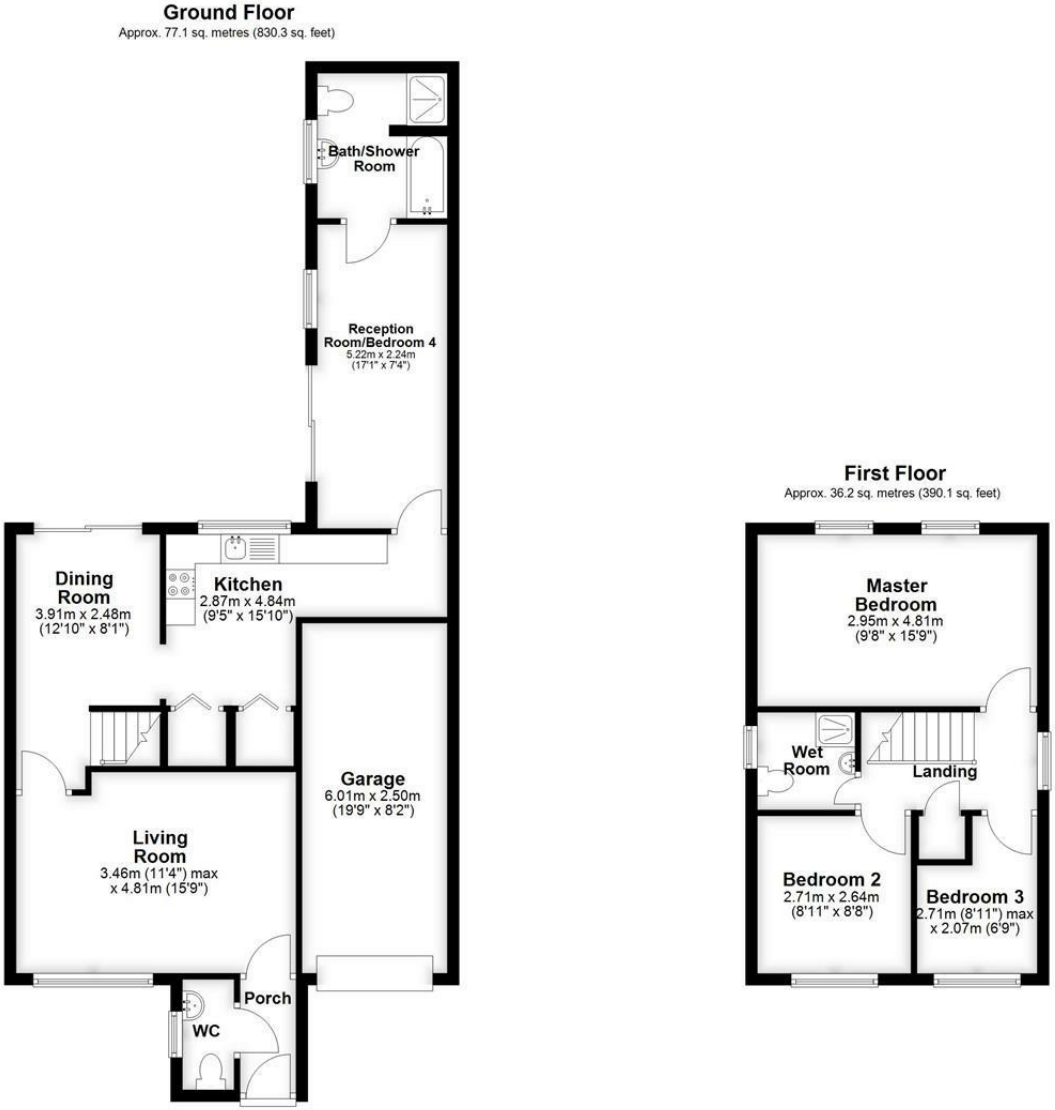
Broadband available, including fibre in the area

Good mobile network coverage (subject to provider)

Walking distance to Portishead High Street (shops, cafés, restaurants)

- Link Detached Family Home
- Three Bedrooms
- Wet Room & Family Bathroom
- Southerly Facing Garden
- Viewings By Strict Appointment
- Extended Accommodation
- Three Reception Rooms
- Garage & Driveway
- Walking To Distance To High Street

Guide Price £435,000



Total area: approx. 113.4 sq. metres (1220.4 sq. feet)

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