



147 BRAMPTON WAY, PORTISHEAD, BS20 6YX



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PORTISHEAD BS20 6YX

- Detached Family Home
- Level Approach To High Street
- Southerly Facing Garden
- Two Reception Rooms
- Garage & Driveway
- Popular Residential Address
- Three Bedrooms
- Viewing Highly Advised

The property in brief comprises; entrance hall, cloakroom, living room, dining room and a kitchen. Whilst three bedrooms and a shower room occupies the first floor. This home really is located in a prime position benefiting from a low-maintenance southerly-facing rear garden for those buyers who enjoy a sunny aspect.

This great home offers the next purchaser the ideal location, whether it's the ease of access to the various leisure pursuits in and around the Lake Grounds, and the added benefit of the High Street on your doorstep, this location is hard to beat. Accordingly, Goodman & Lilley anticipate a good degree of interest due to its location. Call us today on 01275 430440 and talk with one of our property professionals to arrange your next appointment to view.

Tenure: Freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: D

Services: Electric, Gas, Water, Mains Drainage

All viewings strictly by appointment with sole agent Goodman & Lilley: 01275 430440

ENTRANCE HALL

Secure front door opening to the entrance hall, door to cloakroom and living room.

CLOAKROOM

Fitted with a two piece suite comprising; low-level WC, wash hand basin, tiled splash backs, uPVC obscure double glazed window to side, radiator.

SITTING ROOM

13'0" x 10'6"

A generous light-filled room with ample space to position a lounge furniture, uPVC double glazed window to the front aspect, panelled radiator, staircase rising to the first floor landing, TV & telephone points, under-stairs recess, door to:-

DINING ROOM

10'6" x 6'8"

uPVC double glazed sliding patio doors opening to the rear garden, panel radiator, ample space to position a dining room table and chair, door to kitchen.

KITCHEN

10'6" x 6'4"

Fitted with a matching range of modern white wall, base and drawer units with worksurfaces over, inset stainless steel sink and drainer unit, tiled splash backs, integrated fridge/freezer, plumbing for washing machine, fitted electric fan assisted oven with built in four ring gas hob and extractor hood, wall mounted gas fired boiler serving domestic hot water and central heating system, uPVC double glazed window to rear aspect, secure uPVC double glazed door opening to the driveway.

LANDING

With doors opening to the bedrooms and the shower room, access to roof space via loft hatch.







MASTER BEDROOM

9'11" x 6'8"
uPVC double glazed window to the front aspect, radiator.

BEDROOM 2

11'7" x 6'8"
uPVC double glazed window to the rear aspect, radiator.

BEDROOM 3

10'6" x 6'4"
uPVC double glazed window to the front aspect, radiator.

SHOWER ROOM

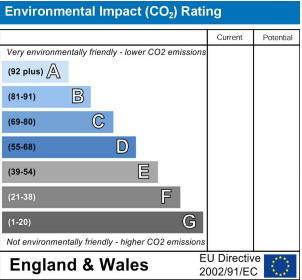
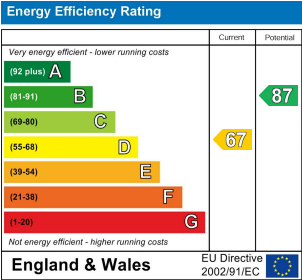
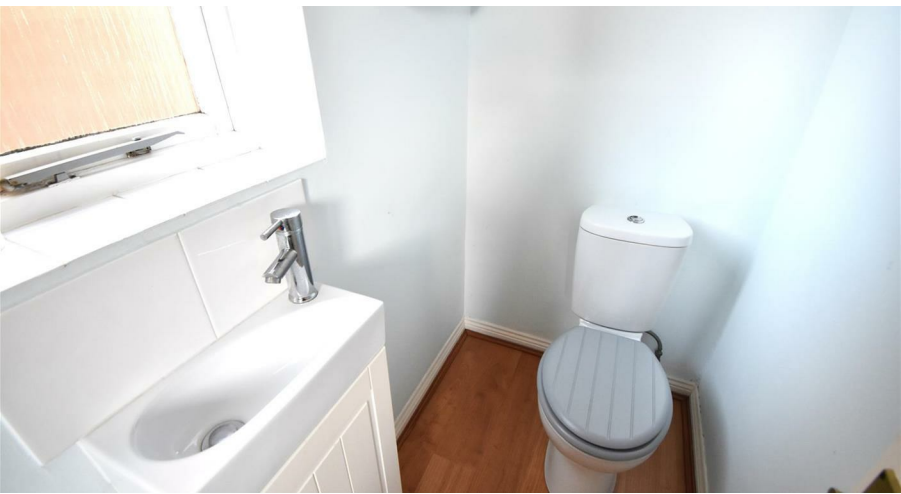
Fitted with a three piece suite comprising; low-level WC, pedestal wash hand basin, tiled shower enclosure with mains shower, full-height tiling to all walls and floor, heated towel radiator, obscured uPVC double glazed window to the rear aspect

OUTSIDE

The enclosed low-maintenance rear garden enjoys a favoured southerly orientation and is laid predominantly to stone chippings with deep planted flowering shrub and specimen trees occupying the borders. A deep paved patio resides along the rear elevation and provides the ideal place to sit back and enjoy the sunny aspect.

GARAGE & DRIVEWAY

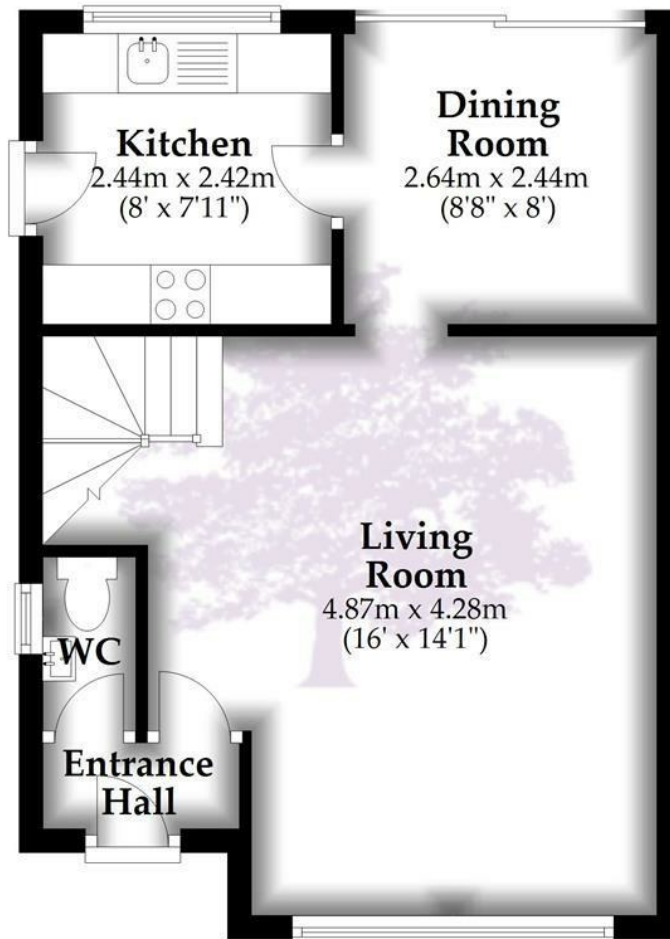
The garage is approached over a generous drive way with off-road parking for numerous vehicles. The garage is accessed via an up and over door, light and power connected.





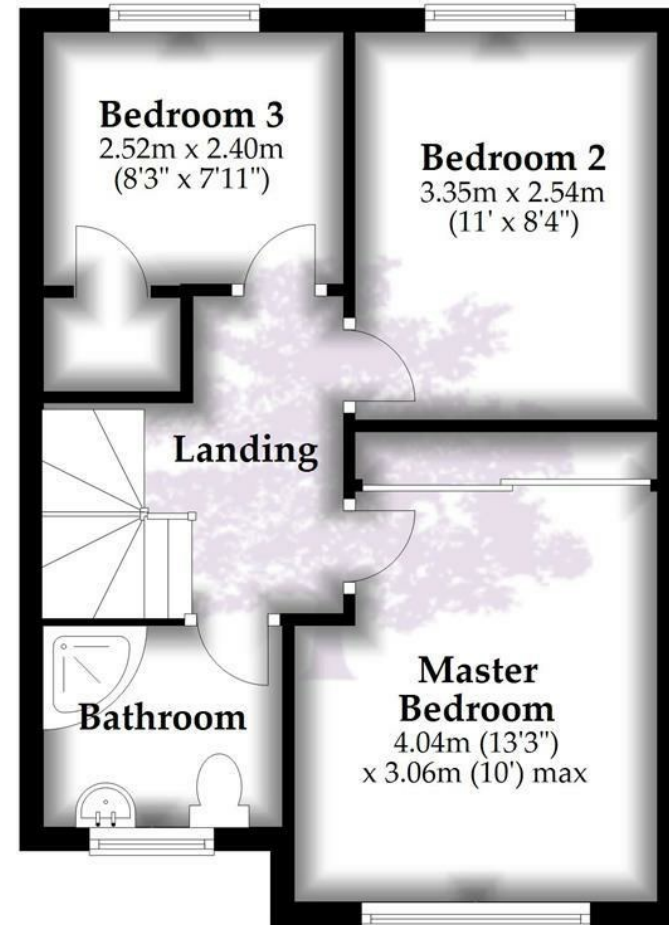
Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



Total area: approx. 74.3 sq. metres (799.5 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.



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