



10 JACOBS MEADOW,
PORTISHEAD, BS20 7LN

**GOODMAN
& LILLEY**



A DECEPTIVELY SPACIOUS TWO-BEDROOM FREEHOLD HOUSE SITUATED IN THE HEART OF THE VALE. OFFERING EXCELLENT ACCESS TO OPEN PLAY SPACES AND A RANGE OF LOCAL AMENITIES, THIS CHARMING HOME ALSO BENEFITS FROM OFF-ROAD PARKING AND A PRIVATE REAR GARDEN.

This well-presented two double-bedroom terraced home offers generous living space in a highly desirable area. Featuring a newly fitted kitchen and bathroom, the property also benefits from a private garden and off-road parking. Conveniently situated within walking distance of the high street, marina, schools, and play parks, this home is perfect for families and professionals alike.

Tenure: freehold

Local Authority: North Somerset Council Tel: 01934 888888

Council Tax Band: B

Services: Mains Gas, Electric, Water, Drainage.

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

Accommodation Comprising

Entrance

The property features a small entrance area with a stylish glazed door, allowing natural light to flow through. A second door opens into the spacious open-plan living and dining room, creating a welcoming and airy feel from the moment you step inside.

Open Plan Living/Dining Room

The open-plan living and dining room is bright and spacious, featuring a large window to the front aspect that fills the space with natural light. The room offers ample space for both a comfortable living area and a dining setup, making it ideal for relaxing and entertaining. A door leads into the kitchen, while stairs rise to the first floor. Additionally, there is a useful understairs cupboard, providing extra storage.

Kitchen

The modern kitchen boasts attractive grey cabinets with stylish rose gold handles, complemented by a sleek laminate work surface. It features an integrated oven, hob, and dishwasher, with dedicated space for a fridge freezer and washing machine. A window and glazed door provide plenty of natural light while offering a lovely outlook of and access to the garden.

First Floor Landing

The first-floor landing provides access to both bedrooms, the bathroom, and a convenient airing cupboard. A loft hatch offers additional storage potential, making excellent use of the available space.

Bedroom One

A spacious double bedroom featuring a large window to the front aspect, allowing for plenty of natural light. The room also benefits from built-in wardrobes, providing ample storage space.

Bedroom Two

A well-proportioned double bedroom with ample space for wardrobes and a large window overlooking the rear, allowing for plenty of natural light.

Bathroom

A stylish modern bathroom featuring a three-piece suite, including a P-shaped bath with a shower over and a glass screen, a low-level WC, and a vanity sink with storage underneath. The space is enhanced by a wall-mounted mirror, attractive grey tiled walls, and tile-effect flooring, creating a sleek and contemporary finish.

Garden and Parking

A private rear garden featuring low-maintenance artificial lawn and mature borders, creating a great outdoor space. A gate provides rear access via a shared lane. To the front of the property, there is allocated parking for two vehicles.

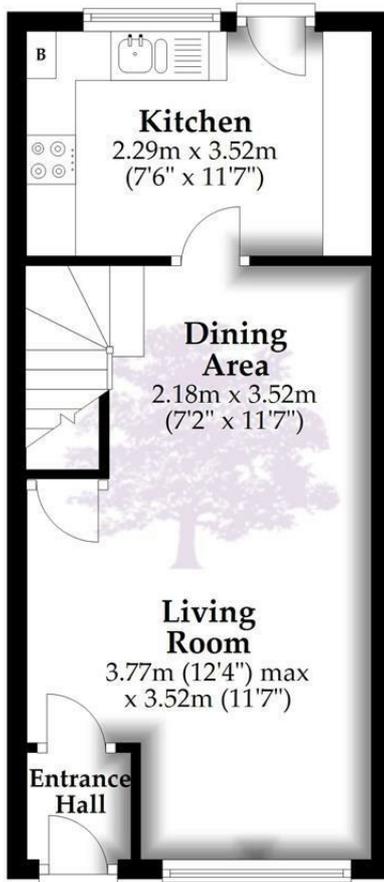
-
- Freehold Terrace House
 - Open Plan Lounge/Diner
 - Private Rear Garden
 - Allocated Parking
 - Two Double Bedrooms
 - Modern Kitchen And Bathroom
 - No Onward Chain
 - Great Location Close To Amenities



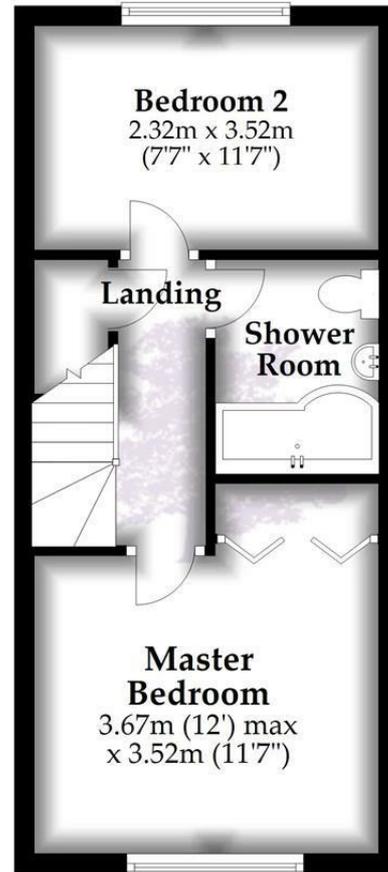
GUIDE PRICE £300,000



Ground Floor



First Floor



Total area: approx. 59.6 sq. metres (641.5 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.

HENLEAZE - 0117 2130777
henleaze@goodmanlilley.co.uk

PORTISHEAD - 01275 430440
sales@goodmanlilley.co.uk

SHIREHAMPTON - 0117 2130333
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



WWW.GOODMANLILLEY.CO.UK

These particulars are for general guidance only. They do not form or constitute any part of an offer or contract. Goodman & Lilley has not carried out structural surveys of the property. The services, appliances or specific fittings mentioned in these details have not been tested. Every attempt is made to ensure accuracy, however all photographs, measurements, floor plans and distances are for illustrative purposes only. They must not be relied upon when purchasing carpets and or other fixtures & fittings. Lease details, service charges and ground rents are given as a guide only. They should be checked and confirmed by a licensed solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Goodman & Lilley.