



29a Church Leaze, Shirehampton, BS11 9SZ

£185,000

GOODMAN
& LILLEY



THE INDEPENDENT SALES, LETTINGS & LAND AGENTS

29a Church Leaze, Shirehampton, BS11 9SZ

A modern, spacious one bedroom garden apartment in a fantastic location just yards from the village of Shirehampton that is offered with NO onward chain.

Upon entering, you are welcomed by a long hallway that provides access to all areas of the property, creating a natural and easy flow throughout.

The property features a well-appointed shower room, finished to a practical standard, alongside a double bedroom that offers a relaxing retreat. At the heart of the home is a spacious kitchen and dining area, ideal for both everyday living and entertaining. This bright and open space seamlessly extends into a comfortable lounge, where patio doors allow natural light to pour in while providing direct access to the garden—perfect for indoor-outdoor living during warmer months. The property also benefits from convenient off-road parking to the front.

The property is located on the popular Church Leaze, a cul-de-sac which means Church Meadow, it was built on part of the Chapel paddock circa 1962, the property is located ideally for the local health centre, village shops, schools, cafes, pubs, Shirehampton train station and the Portway park and ride.

This would be a great purchase for first time buyers looking to step onto the property ladder or downsizing and those seeking a property for investment. The property deserves a viewing to see its benefits.

Properties in this condition and in this location are selling fast and we anticipate the same here. Please book your viewing without delay, either Call, Click or Come in and visit our experienced sales team- 0117 2130333/
shire@goodmanlilley.co.uk

Tenure: Leasehold

Local Authority: Bristol Council Tel: 0117 922 2000

Council Tax Band: A

Services: Mains Gas, Water, Drainage and Electric

- Potential Rental of £1,000 PCM
- No Onward Chain
- One Bedroom Garden Apartment
- Shower Room
- Lounge Overlooking Garden
- Parking and Storage
- Village Location
- Close to all Local Amenities

Entrance Hall

Private entrance via uPVC door into hallway, storage cupboard, doors to all rooms.

Shower Room

5'5 x 5'3

Corner shower enclosure, pedestal sink, low level wc

Bedroom

8'8" x 8'8"

uPVC double glazed window to front aspect, cupboard housing Combi-Boiler, radiator

Kitchen/Diner

10'6" x 14'5"

Open plan room with wood laminate flooring, offering space for a dining table and chairs and additional furniture. The kitchen is fitted with wall and base units with contrasting worktops. Inset stainless steel sink basin with a drainer and mixer tap and an integrated oven and grill with a countertop induction hob and an overhead extractor hood. Space for a fridge-freezer and a washing machine

Lounge

8'2" x 11'6"

uPVC double glazed patio doors leading in to the rear garden

Rear Garden

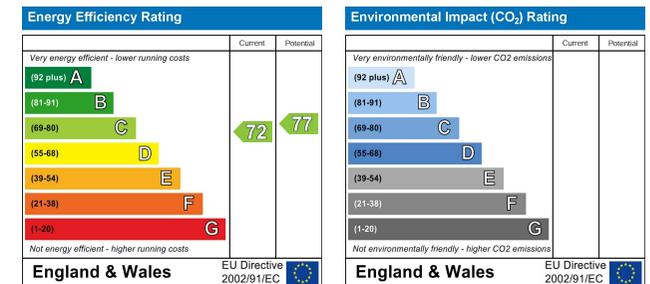
The garden is laid to lawn with border shrubs

Parking

There is parking to the front and a storage unit to the side.

Location

The property is in a popular cul de sac location and close to all local amenities, schools, shops, bus routes, the Portway Park and ride, train station, the nearby village shops, schools and health centre, all motorway links are close by too. The River Avon with its riverside walks is within walking distance, as are both the Blaise and Kingsweston Estates ensuring that you have everything you need right at your doorstep.



Bristol

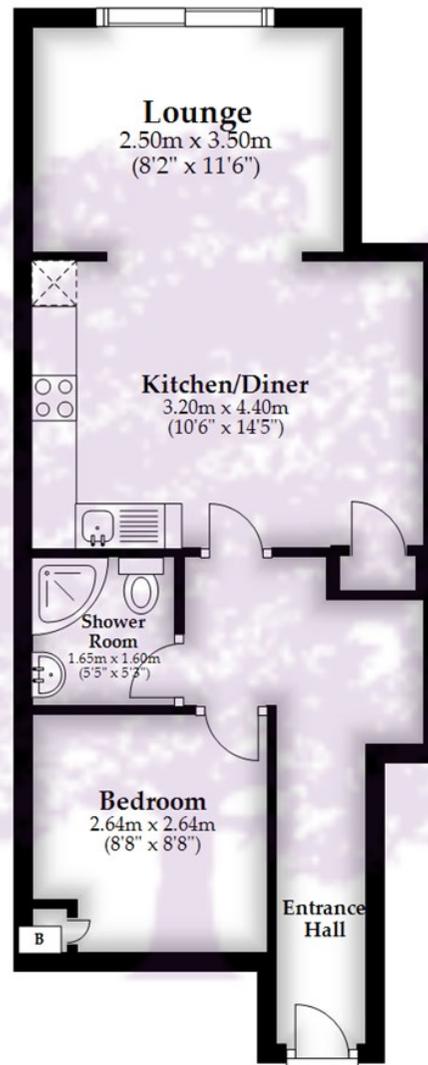
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Bristol BS11 0DT
01172 130333

www.goodmanlilley.co.uk



Ground Floor

Approx. 42.2 sq. metres (454.6 sq. feet)



Total area: approx. 42.2 sq. metres (454.6 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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