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44 West Hill, Portishead, North Somerset, BS20 6LR
Asking Price £300,000

A fantastic opportunity to renovate and refurbish this characterful 3 bedroom home, situated in a popular location.

- Freehold Semi Detected
- 1000 Sq Ft
- Potential To Extend (subject to relevant consents)
- Large Garden
- Parking
- 3/4 Bedrooms
- Elevated Position
- Requires Basic Updating/Refurbishment
- Vast Potential
- Investment Opportunity

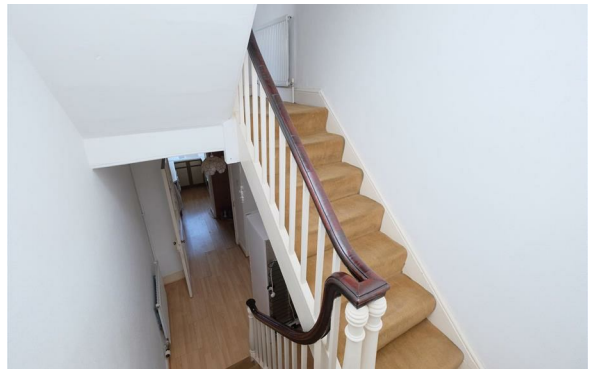
The Property
A Freehold semi detached home with flexible 3 / 4 bed accommodation (1090 Sq Ft) arranged over 3 floors with fantastic views from the upper levels.
The property forms a significant wing of a larger detached property split into a small number of residential units with a private large front garden and vehicular access for off street parking.
Sold with vacant possession.

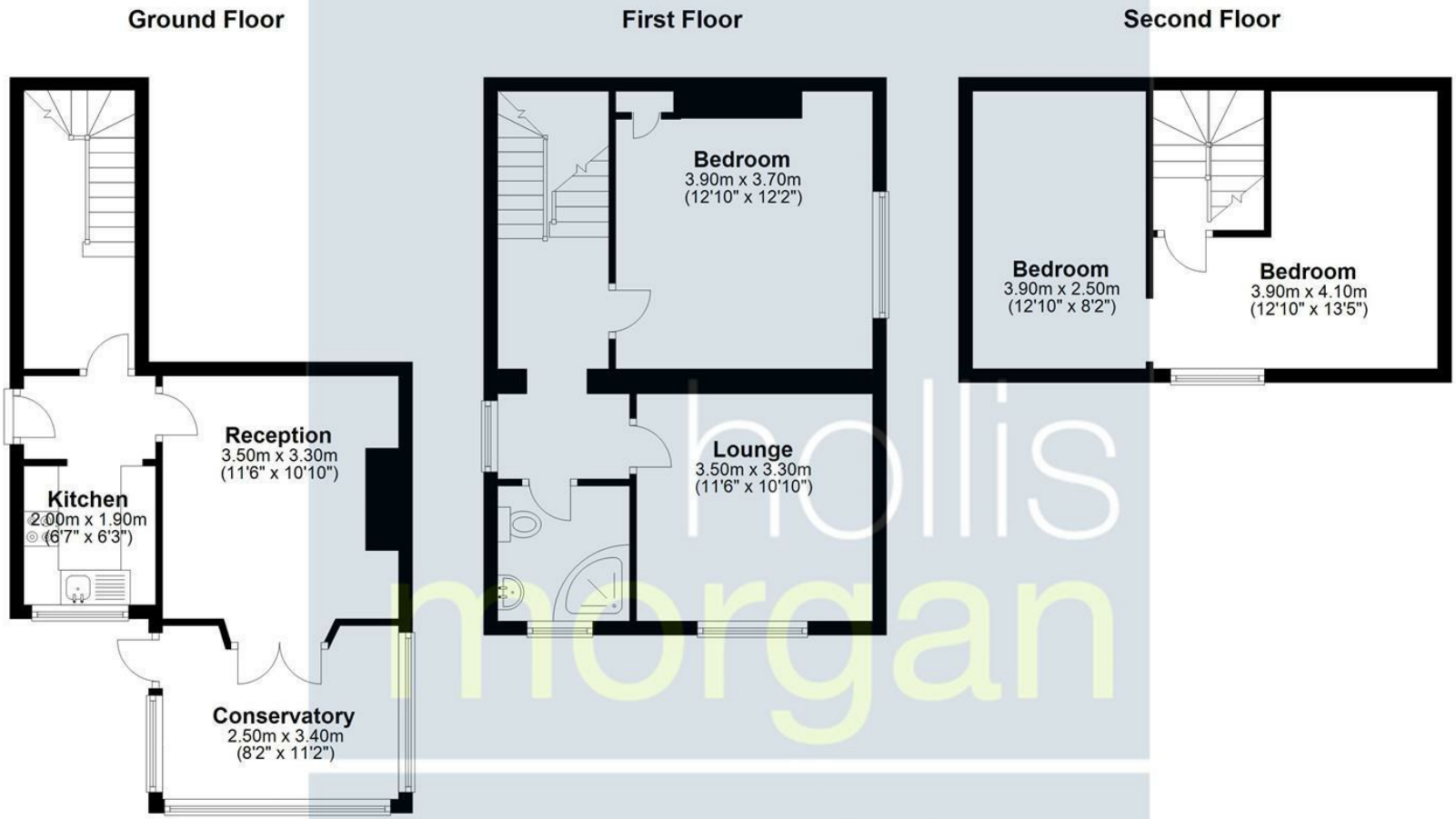
The property has been a much loved family home but now requires basic updating and offers scope for a fantastic home or investment in this sought after elevated area of Portishead.
There is scope to extend the property on the front elevation subject to consents.

Location
The property is located close to the many shop, boutiques, bars, restaurants and facilities of Portishead High Street and marina. It also offers a wide range of outdoor activities both water based - Portishead Sailing Club, marina and open air lido - and outdoor pursuits - golf at Clevedon, horse riding nearby and walking both along the coast path from the front door and in the parks of North Somerset. There are many local primary schools in Portishead in addition to the highly regarded Gordano Secondary School, whilst a number of independent schools, primary and secondary, are easily accessible in Bristol. Portishead offers excellent transport links. The M5 motorway at junction 19 allows easy road access North, South, East and West. Bristol Parkway and Temple Meads Stations offer frequent intercity and cross country services. Bristol Airport is approximately 14 miles distant and offers national and international flights.

Further Information
Tenure - Freehold
Council Tax - B
EPC - E

Please Note
Hollis Morgan endeavour to make our sales details clear, accurate and reliable in line with the Consumer Protection from Unfair Trading Regulations 2008 but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. All Hollis Morgan references to planning, tenants, boundaries, potential development, tenure etc is to be superseded by the information provided in your solicitors enquiries. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed may not been checked or tested and you should rely on your own investigations. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Please note that in some instances the photographs may have been taken using a wide angle lens.

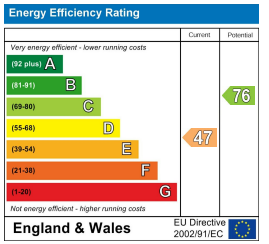


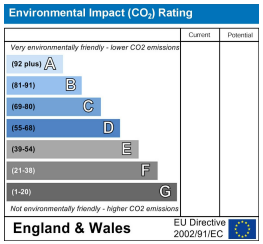


Total area: approx. 101.3 sq. metres (1090.5 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
This plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed.

Plan produced using PlanUp.





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