



Leaside

Portishead, North Somerset

£265,000

westcoast
PROPERTIES

A beautifully presented, extended three bedroom family friendly home is offered for sale today with no onward chain and really does stand out from the crowd. The home has been extensively renovated over the years and truly is one not to miss! EPC Rating (D)



ALL SIZES ARE APPROXIMATE. THE ACCOMMODATION COMPRISES:

Entrance Via a UPVC double glazed door opening into the enclosed porch area. Further obscured UPVC double glazed door leading into...

Entrance Hallway Stairs rising to the first floor level with a very useful storage cupboard under accessed via wooden a door, providing plumbing for washing machine. Wood effect floor coverings, radiator, wall mounted thermostat and glazed doors leading to both the kitchen and...

Living Room 15' 3" x 10' 9" (4.64m x 3.27m) UPVC double glazed floor to ceiling window to front, television point and feature fire surround with marble hearth and gas coal effect flame fire. Opening leading into...

Dining Room 8' 0" x 8' 6" (2.44m x 2.59m) Radiator, inset ceiling spot lights and ample space for dining table and chairs. Opening leading into...

Breakfast Room 7' 2" x 14' 6" (2.18m x 4.42m) This additional room forms part of an extension leading directly from both the kitchen and dining room areas offering a multitude of uses. Ceramic tiled floor coverings, travelling through into the kitchen area. Inset ceiling spot lights and radiator. UPVC double glazed window to side and rear. Patio doors leading onto the rear garden. Opening into...

Kitchen 9' 8" x 7' 9" (2.94m x 2.36m) The kitchen has been refitted with a modern range of base and wall units with a roll edge solid granite worktop surface with a one and a half sink bowl drainer in stainless steel and mixer tap. Plumbing and provisions for dishwasher, provisions for electric cooker and side by side fridge/ freezer. Inset ceiling spotlights, wall mounted combination gas boiler system and UPVC double glazed window to side.

First Floor Landing UPVC double glazed casement window to side, loft hatch leading to a storage area with ladder for easy access. Panelled doors leading to bedroom one, bedroom two, bedroom three, the bathroom and a very useful linen cupboard with shelving.

Bedroom One 13' 1" x 9' 9" (3.98m x 2.97m) UPVC double glazed casement window to front, radiator.

Bedroom Two 8' 6" x 9' 9" (2.59m x 2.97m) UPVC double glazed casement window to rear, radiator and a large mirror fronted wardrobe.

Bedroom Three 10' 1" x 6' 6" (3.07m x 1.98m) UPVC double glazed casement window to front, radiator, laminate floor coverings and a storage cupboard with shelving.

Bathroom 5' 3" x 6' 5" (1.60m x 1.95m) The bathroom has been refitted to a high standard with a modern white three piece suite comprising of; a low level WC, wash hand basin mounted in a vanity unit and a panelled bath with shower attachment over. Tiled floors and walls, heated towel rail, inset ceiling spot lights and extractor fan. UPVC double glazed obscure glass window to rear.

Front Garden Laid to lawn with a pathway leading to the front door with planted shrubs and flowerbeds. Access to one side of the property via a pathway leading through to the rear garden with courtesy gate.

Rear Garden Laid to an immediately adjoining patio with a raised section laid to lawn and decorative gravel planted with a selection of shrubs and flowerbeds. The orientation of the garden ensures that the afternoon sun keeps it bright throughout the sunny periods.

Single Garage Located at the end of the terrace on block where on street parking is also available.

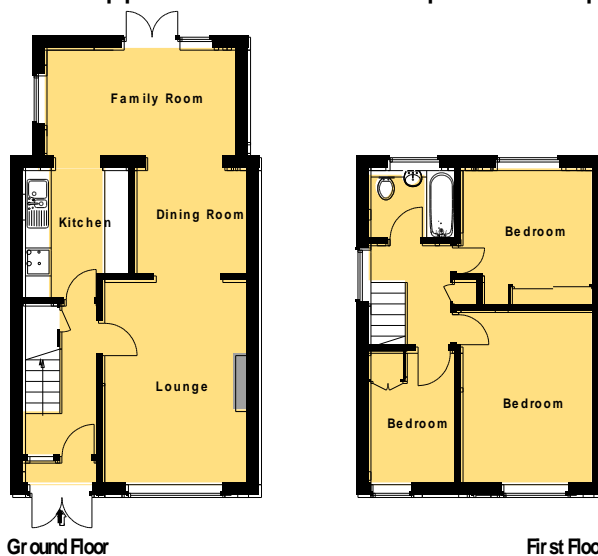
PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

For a free market appraisal contact this office.

MONEY LAUNDERING REGULATIONS 2012

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Approx. Gross Area 957 Sq.Ft - 88.9 Sq.M



For illustrative purposes only. Not to scale. ID 224523

Whilst every attempt has been made to ensure accuracy of the floor plan all n approximate and no responsibility is taken for any error, omission or mea Floor Plan Produced by EPC Provision Ltd

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