



YOUR MOVE

PRICE:

£170,000

Ref no: 527/522/149

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To your nearest branch

Westhill Gardens, Portishead, Bristol



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Westhill Gardens, Portishead, Bristol

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

DESCRIPTION

We are pleased to bring to the market this extended two bedroom semi-detached bungalow in a sought after cul-de-sac on Portishead hill side. The property briefly comprises:- Two double bedrooms, lounge, dining room, kitchen, shower room/w.c. It has gardens to the front and rear, a single garage and also benefits from views to the south and east across the Gordano Valley and towards Portbury.

ENTRANCE

A low stone wall surrounds the front of the property. An iron gate leads to the front garden. The front garden has been landscaped that is mainly laid to lawn with some mature shrubs and plants. The front door can be accessed either via stone steps or via a path and ramp. There is side access to the rear of the property via a lockable iron gate. A wooden front door leads to an entrance porch and which leads onto a second wooden door which leads to the entrance hall.

ENTRANCE HALL

The entrance hall allows access to all the rooms. Telephone point. Storage cupboard housing meters. Loft access (not inspected). Radiator.

LOUNGE

3.90m x 3.70m (12'9" x 12'2")

Into bay. Double glazed picture window overlooking the landscaped front gardens with outstanding views to the south and east across the Gordano Valley and Portbury. Radiator. Tv point.

DINING ROOM

3.20m x 3.15m (10'6" x 10'4")

Built in cupboard housing the gas central heating boiler. Radiator. Archway to:-

KITCHEN

3.26m x 2.55m (10'8" x 8'4")

To include units. A range of matching wall and base units. Complementary roll top work surface. Free standing gas oven and hob. Stainless steel sink and drainer. Tiled splashbacks. Washing machine. Upright fridge freezer. Double glazed window to the rear of the garden. Vinyl flooring. Double glazed door to the rear garden.

BEDROOM 1

4.00m x 3.10m (13'2" x 10'2")

Double glazed window to the front of the property overlooking landscaped gardens with outstanding views across to the south and east. Radiator.

BEDROOM 2

2.51m x 3.51m (8'3" x 11'6")

Double glazed window overlooking the rear of the property. Radiator.

SHOWER ROOM/WC

Matching w.c. and wash hand basin. Tiled from floor to ceiling on all four walls. Walk in shower. Double glazed obscure glass window to the rear of the property. Radiator.

GARDEN

15.00m x 0.00m (49'2" x 0'0")

The rear garden measures approximately 15 meters (49' 3) in length and is laid entirely to be used as a vegetable garden. A stone path leads from the garden to the rear of the garage.

GARAGE

A wooden half glazed door allows access to the rear of the garage. The garage has been not inspected but we understand from the vendors that it has single up and over door to the front.

AGENTS NOTE

'It is believed the property is freehold and you should refer to the Home Information Pack. Should you proceed this must be verified by your solicitor'

CLAUSES:

FREEHOLD NOT CONFIRMED:

It is believed that this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property these details must be verified by your Solicitor.

MORTGAGE & FINANCIAL ADVICE:

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

FIXTURES & FITTINGS:

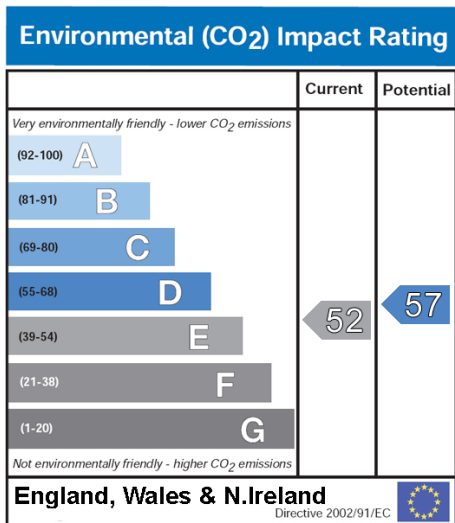
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

SERVICES CONNECTED:

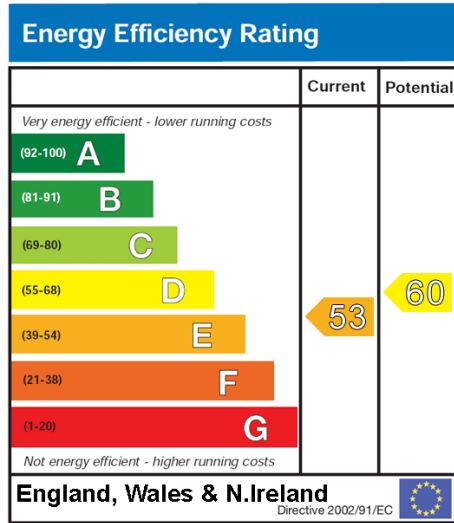
Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

ALL MEASUREMENTS:

All Measurements are Approximate



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OFFICE OPENING HOURS:

Your Move have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.



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