

12 Beechwood Road, Portishead, Bristol, Somerset, BS20 8EP

Asking Price: £665,000

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- Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Well Presented Throughout
- Cul-De-Sac Location
- Large & Level Rear Garden
- Stunning Estuary Views
- Modern Socialble Living Space
- Garden Room
- Driveway and Garage




HOME

# 12 Beechwood Road, Portishead, Bristol, Somerset, BS20 8EP







**Property Description**:
This well-presented detached bungalow offers spacious and versatile accommodation, comprising three well-proportioned bedrooms, including a principal bedroom with en-suite, a spacious living room with access to a raised terrace enjoying stunning estuary views, a modern kitchen, and a large conservatory currently utilised as a lounge/dining room. Externally, the property benefits from a generous rear garden, a single garage, and ample off-street parking.

**Living Accommodation**:
The spacious living room enjoys direct access to the raised front terrace, perfectly positioned to take advantage of the incredible estuary views while creating a wonderful connection to the outdoors. A further side window fills the room with natural light, while an attractive fireplace provides a focal point. Double doors open into the impressive conservatory. Fully glazed, the conservatory is currently utilised as a lounge/dining room and forms the heart of the home, linking the principal living spaces. Benefitting from two air conditioning and heating units for year-round comfort, it also features bi-fold doors and a further set of glazed doors opening onto the patio, creating a seamless connection with the garden. An opening leads through to the modern kitchen, which is fitted with a range of wall and base units, complementary work surfaces, and a Rangemaster cooker, with a rear-facing window overlooking the garden. Together, the living room, conservatory and kitchen create a superb open and sociable space, ideal for both everyday living and entertaining

**Bedroom Accommodation**:
There are three well-proportioned bedrooms, all offering comfortable accommodation. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, complete with a double shower enclosure. Bedroom two is a generous double room positioned to the front of the property, enjoying incredible estuary views, while bedroom three is also located to the front and benefits from the same stunning outlook. Bedrooms two and three are served by the main bathroom, fitted with a three-piece suite and featuring a window to the side aspect, along with a useful storage cupboard.

**Garden & Parking**:
The crowning glory of this stunning home has to be the impressive rear garden. Extending to over 100ft in length, it offers expansive lawns, mature borders stocked with a variety of trees and shrubs, and several patio areas, providing the perfect setting for both relaxing and entertaining. At the far end of the garden is a fantastic garden room with mains electricity, currently utilised as a bar. Offering excellent versatility, it could equally serve as a summer house, home office, studio, or hobby room. The property boasts an attractive frontage with a block-paved driveway providing off-street parking for at least two vehicles, complemented by a mature front garden. There is also access to a single garage, benefitting from both power and lighting.

**Material information**:
The property is Freehold
Council tax Band D (£2,583.71 for 2026/2027)
EPC on order











**VIEWING ARRANGEMENTS:**

By appointment with Westcoast Properties
Tel. No: 01275 849362
E-mail: infoportishead@westcoastproperties.uk.com
websites including www.westcoastproperties.uk.com, www.onthemarket.com and www.rightmove.co.uk

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

**PLEASE NOTE:**

1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you. 3. We endeavour to make our sales details accurate and reliable 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. 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. 4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. 5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property. 6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer. 7. Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.
Consumer Protection from Unfair Trading Regulations 2008.
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or to fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mention within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.




**Garage**
Area: 0.0 m² ... 0 ft²

**Ground Floor**
Area: 104.2 m² ... 1122 ft²

Total Area: 104.2 m² ... 1122 ft² (excluding terrace, garage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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