

36 Down Road, Portishead, North Somerset, BS20 6EA

Offers in the region of: £300,000

westcoast PROPERTIES

- Fantastic potential
- No onward chain
- Generous front/side garden
- Living room with large bay window
- Kitchen with arch through to dining room
- Ground floor bathroom
- 3 first floor, good size bedrooms
- Garage and driveway
- Convenient location close to High Down Schools





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Offering immense potential, this three-bedroom chalet-style house presents an exciting opportunity to create a wonderful family home. Situated in a desirable location opposite High Down Schools, the property requires complete modernisation throughout and is ideal for those looking to add value and put their own stamp on a property. The home also benefits from generous front and side gardens, providing ample outdoor space. EPC D

Entrance Hallway:
Entered via a UPVC part obscure double glazed front door with UPVC obscure double glazed side pain to the front aspect, radiator, stairs rising to the first floor with under stairs cupboard, doors to all ground floor rooms and obscure glazed door to the side porch.

Living Room:
UPVC double glazed bay window to the front aspect, two radiators

Kitchen:
Window to the rear aspect, stainless steel double drainer sink unit with cupboards and drawers beneath areas of roll edged working surfaces with cupboards beneath and wall mounted cupboards over, radiator, arch to the dining room.

Dining Room:
Window to the rear aspect and UPVC double glazed window to the side aspect, radiator.

Bathroom:
2 UPVC obscure double glazed windows to the side aspect. Panelled bath, pedestal wash hand basin, low level WC. Radiator.

Side Porch:
Glazed door with side screen opening onto the side yard.

First Floor Landing:
Hatch to roof space and doors to all bedrooms.

Bedroom 1:
UPVC double glazed window to the front aspect, radiator, built-in double wardrobe.

Bedroom 2:
UPVC double glazed window to the side aspect, eaves storage cupboard with shelving, radiator.

Bedroom 3:
UPVC double glazed window to the rear aspect, radiator, range of built-in cupboards and door to eaves storage cupboard, airing tank housing lagged tank.

Outside:
To the side of the property and access off Mendip Road there is a driveway providing parking for two cars and in turn leads to a single garage with up and over door with window and door to the rear.

To the immediate side and rear of the house there is a paved courtyard. To the front and front side there is a good size garden laid mainly to lawn with a variety of mature trees and shrubs. Pathway and gate leads to the front door from Down Road.

Material Information:
Council Tax Band D which for the current year 2026/2027 is £2,583.71.















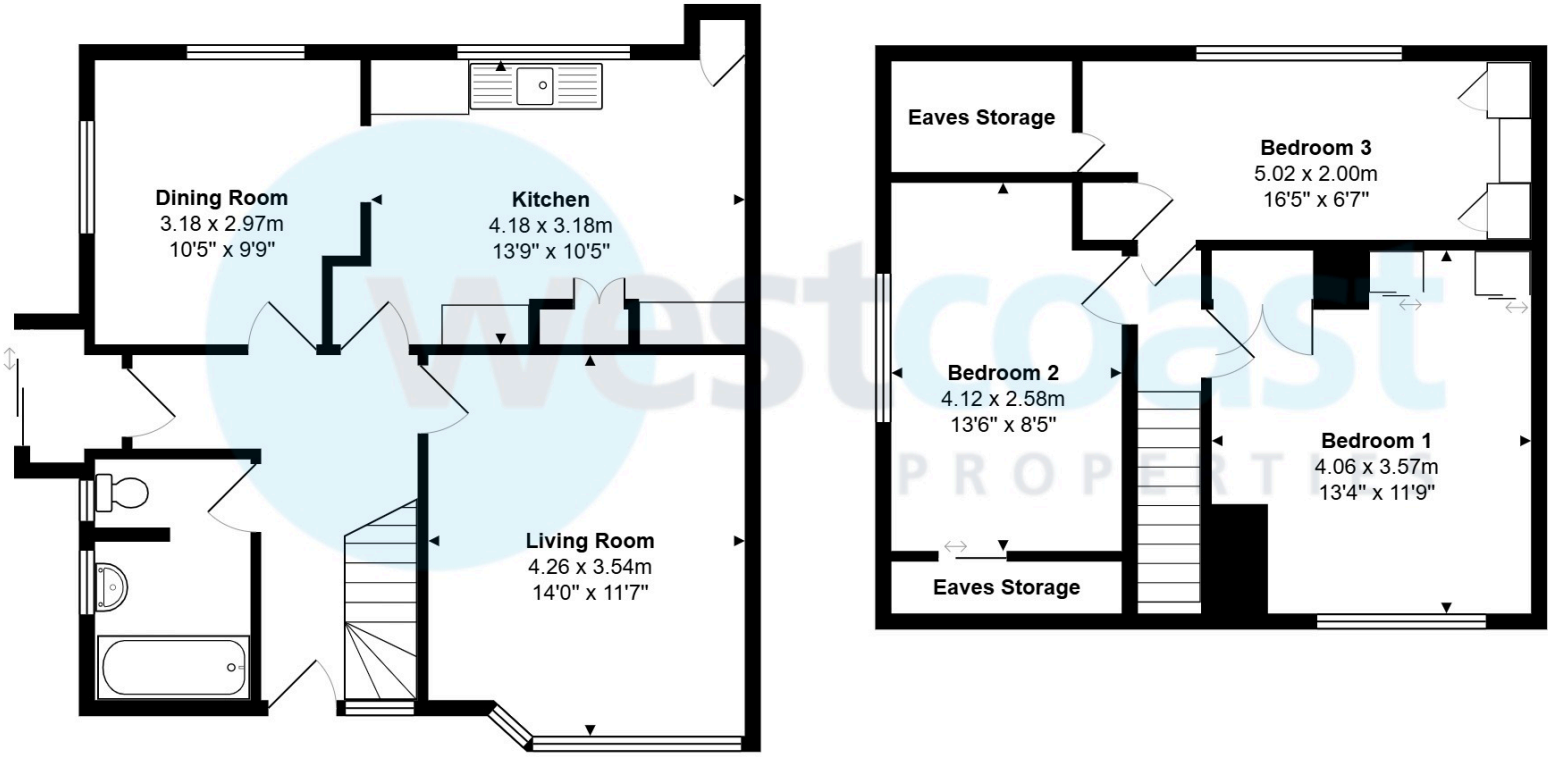

VIEWING ARRANGEMENTS:

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

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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.



Total Area: 97.9 m² ... 1053 ft²

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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