

82 Badger Rise, Portishead, Bristol, Somerset, BS20 8AX

Asking Price: £265,000

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- Semi Detached Bungalow
- Two Double Bedrooms
- Kitchen With Rear Garden Access
- Shower Room
- Conservatory
- Cul-De-Sac Location
- Driveway Parking For Three
- Private Rear Garden
- In Need Of Modernisation
- No Onward Chain





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Property Description:
Positioned within a quiet cul-de-sac in the popular Badgers Rise area, this two-bedroom semi-detached bungalow offers well-proportioned accommodation, including two good-sized double bedrooms. The property is in need of some modernisation throughout, providing an excellent opportunity for the new owner to update and personalise the home to their own taste. Outside, there is a private rear garden together with off-road parking for at least three vehicles. The property is offered for sale with no onward chain, making this an appealing opportunity for those seeking a bungalow in a peaceful residential setting with excellent potential.

Living Accommodation:
The property is entered via an entrance hall, providing access to a spacious lounge with a front-facing window allowing plenty of natural light. To the rear is a generous kitchen, which is in need of modernisation and offers scope to create a contemporary and practical space. A door leads through to the conservatory, which overlooks and provides direct access to the rear garden. This versatile room offers excellent additional living and dining space. The accommodation throughout would benefit from modernisation, providing an excellent opportunity for the new owner to update and improve the property to their own taste and requirements.

Bedroom Accommodation:
To the front of the property is a well-proportioned double bedroom, featuring built-in storage and a front-facing window providing plenty of natural light. To the rear is a further generous double bedroom, also benefiting from built-in storage and a pleasant outlook with excellent natural light. Both bedrooms are served by a shower room, fitted with a double shower, low-level WC and wash hand basin. A side-facing window provides additional natural light and ventilation.

Outdoor Space:
The property benefits from a level and private rear garden which, while perfectly usable, offers the new owner plenty of scope for improvement and landscaping to create a more attractive outdoor space. There is hardstanding to the rear providing a suitable area for a shed, together with side access leading through to the front. To the front is a mature and decorative garden, complemented by a generous driveway providing off-road parking for at least three vehicles. The driveway also offers potential to be extended further, if required, to create additional parking.

Material Information:
The Property is a freehold
Coucil Tax Band C
EPC on order









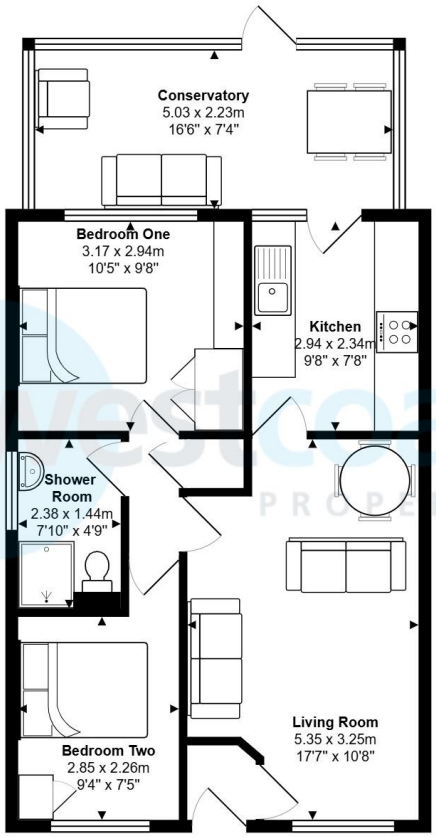

VIEWING ARRANGEMENTS:

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.



Total Area: 59.4 m² ... 639 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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