

67 Hillcrest Road, Portishead, Bristol, Somerset, BS20 8HN

Asking Price: £525,000

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- Far Reaching Uniterrupted Views
- Detached House
- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Utility Room
- Elevated Plot
- Single Garage
- Driveway Parking
- Bursting With Potential





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Property Description:
A fantastic opportunity to acquire a four-bedroom detached home enjoying far-reaching, uninterrupted views across the Severn Estuary and towards the Welsh hills beyond. Packed with potential, the property offers generous and versatile accommodation, including two reception rooms, a kitchen/breakfast room, utility room, three double bedrooms and a particularly good-sized single bedroom, along with two bathrooms. Outside, the property benefits from manageable gardens, a single garage with light and electricity, and driveway parking. With its superb outlook, detached position and scope for improvement, this is a property offering plenty of potential to create a wonderful family home.

Ground Floor:
To the ground floor, the property has a bright and airy entrance hall with doors to all principal rooms, a downstairs WC and stairs rising to the first floor. The dual-aspect living room measures over 22ft and spans the depth of the property, with a front-aspect window and sliding glazed doors opening onto a raised terrace enjoying stunning views across the Severn Estuary. Bi-fold doors open into the dining room, which also benefits from glazed doors and a window onto the same terrace. The generous kitchen offers ample space for a breakfast area, with a rear window taking full advantage of the exceptional Estuary views and a door leading into the utility room. The utility has a sink, plumbing for a washing machine and tumble dryer, a front-aspect window and a side door providing access to both the front and rear gardens.

First Floor:
The property boasts four well-proportioned bedrooms, with the principal bedroom being a generous double featuring a good range of built-in wardrobes and doors leading to a recently refitted, modern en-suite with side-aspect window. Bedroom two is another excellent-sized double to the rear, enjoying a floor-to-ceiling window with far-reaching elevated views and ample space for storage. Bedroom three is a further double to the front, with plenty of room for wardrobes, while bedroom four is a particularly good-sized single, currently used as a study, and also benefits from far-reaching views.

Outdoor & Garage:
The property occupies a generous and elevated plot, with the rear garden enjoying a raised decked terrace offering exceptional, far-reaching views across the Severn Estuary. Steps lead down to the lower garden, which is predominantly laid to lawn and enclosed by mature borders. Gated side access is available on both sides of the property, leading through to the front garden, which is well established with a variety of mature shrubs and trees. To the front is a single garage with power and lighting, together with driveway parking for one vehicle in front.

Material Information:
The Property is Freehold
Council tax band E £3,157.87 (2026/2027)
EPC B









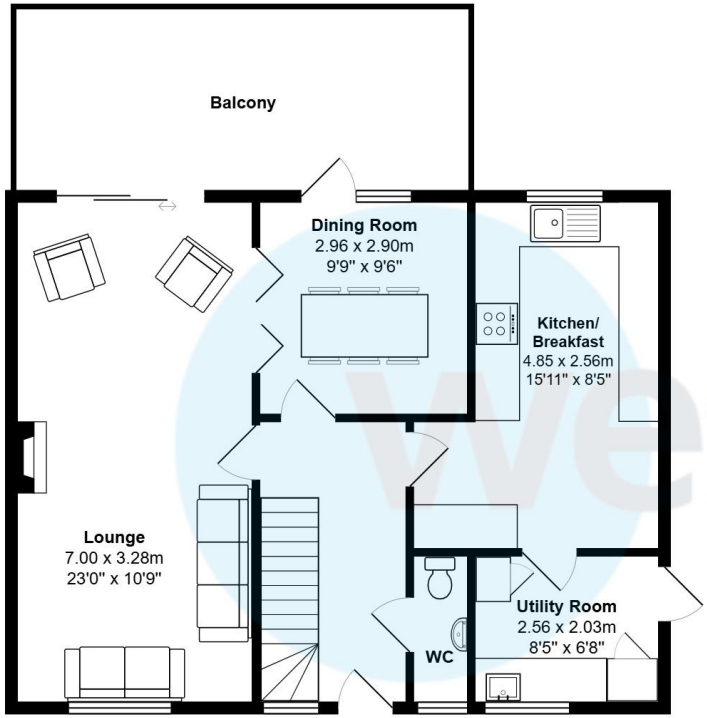

VIEWING ARRANGEMENTS:

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

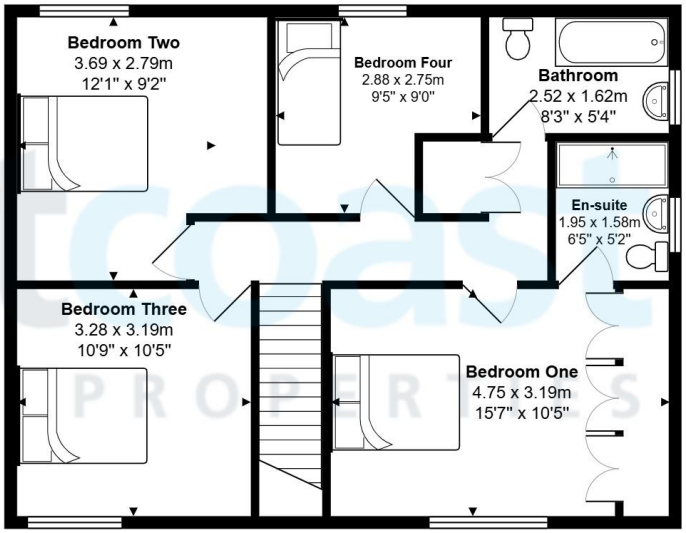
PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

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.



Ground Floor
Area: 62.9 m² ... 677 ft²



First Floor
Area: 64.0 m² ... 689 ft²

Total Area: 126.8 m² ... 1365 ft² (excluding balcony, double 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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