



11 Halyard Way, Portishead, Bristol, BS20 7PR

Asking Price: £385,000



- Set Just Off Of The Marina
- Three Bedrooms
- Semi Detached Property
- Two Allocated Offstreet Parking
- Bedroom One With En-suite
- Well Presented Throughout
- South Facing Garden
- Cul-De-Sac Location
- No Onward Chain





11 Halyard Way, Portishead, Bristol, BS20 7PR

Property description:

Situated just moments from the Marina, this well-presented three-bedroom semi-detached home offers spacious and practical accommodation throughout. The ground floor features a modern kitchen/diner and a rear-facing lounge with doors opening onto a sunny south-facing garden. Upstairs, there are two generous double bedrooms, including a principal bedroom with en-suite shower room, together with a single bedroom and family bathroom. Further benefits include allocated parking and an excellent location close to waterfront walks, local amenities and transport links.

Ground Floor:

The ground floor offers a spacious entrance hall with doors leading to the kitchen/diner, living room, useful storage cupboard and cloakroom WC. The kitchen/diner is well presented and fitted with a range of wall and base units with laminate work surfaces over, providing space for all necessary appliances. There is ample room for a dining table, making it an ideal space for family meals and entertaining, while a window to the front aspect allows plenty of natural light. To the rear, the generously sized lounge is flooded with natural light and enjoys a pleasant outlook over the south-facing garden. A window and glazed double doors provide direct access to the garden, creating a wonderful indoor-outdoor connection and making this an excellent space for both relaxing and entertaining.

First Floor:

The first floor offers a spacious landing with doors leading to all three bedrooms, the family bathroom and an airing cupboard. Bedroom one is positioned to the rear of the property, overlooking the garden and enjoying a sunny southerly aspect. The room also benefits from a modern en-suite shower room. Bedroom two is a well-proportioned double bedroom with ample space for freestanding wardrobes and additional furniture. Bedroom three, also located to the rear, is a generous single bedroom featuring a useful alcove, ideal for storage, a desk or fitted furniture. All bedrooms are serviced by a modern family bathroom comprising a contemporary suite and a window to the front aspect, allowing for natural light and ventilation.

Outdoor Space:

Externally, the property benefits from an allocated block-paved driveway providing off-road parking for one vehicle to the front. To the rear is a low-maintenance garden enjoying a southerly aspect, ensuring plenty of sunshine throughout the day. The garden offers an excellent space for outdoor dining, entertaining, or simply relaxing in the sun

Material Information:

Freehold Property

EPC C

Council tax band C £2,296.64 (correct for 2026/2027)

No Onward Chain







VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties

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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:

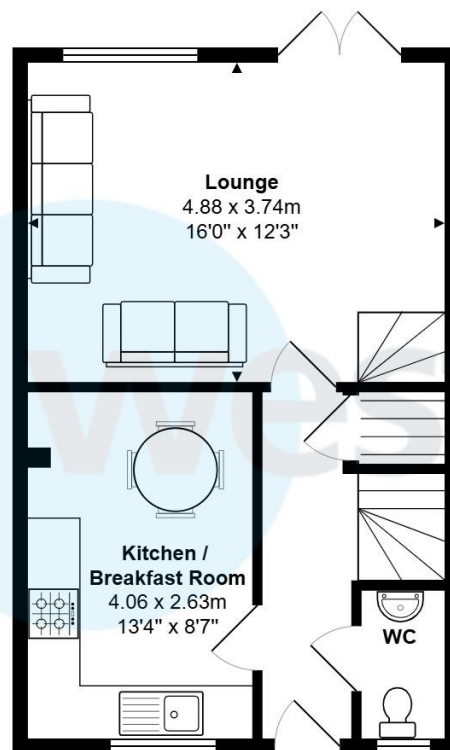
1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would 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.

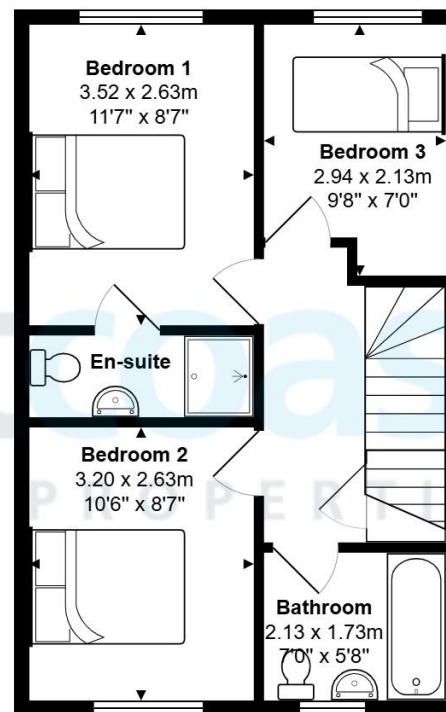
Consumer Protection from Unfair Trading Regulations 2008.

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: 38.6 m² ... 416 ft²



First Floor
Area: 38.6 m² ... 416 ft²

Total Area: 77.3 m² ... 832 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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