



12 Camomile Walk, Portishead, Bristol, Somerset, BS20 7JP

Asking Price: £399,950



- Semi Detached Property
- Three Bedrooms
- Immaculately Presented Throughout
- Two Reception Rooms

- Modern Kitchen/Diner
- Quiet Location
- Close To Amenities
- Driveway Parking

- Single Garage
- Complete Onward Chain





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Property Description:

A well-presented three-bedroom semi-detached home ideally positioned within easy reach of Trinity Primary School, the Marina and the wealth of amenities available on the High Street. The property offers well-balanced accommodation including two separate reception rooms, a kitchen/diner, ground floor WC and family bathroom. Externally, the home benefits from an enclosed rear garden, single garage and off-road parking to the rear.

Ground Floor:

The ground floor is entered via a welcoming entrance hall which provides access to the second reception room, currently utilised as a fourth bedroom but equally suited as a home office, study or playroom. The entrance hall also gives access to a modern ground floor WC and the main living room. The living room is a comfortable and inviting space, benefiting from a window to the side aspect, a useful understairs storage cupboard and an opening through to the kitchen/diner. Occupying the rear of the property, the exceptional kitchen/diner has been thoughtfully refitted to an outstanding standard, featuring contemporary cabinetry complemented by stone work surfaces. Offering ample space for dining and entertaining, the room is flooded with natural light via a window and double doors which overlook and open directly onto the private rear garden.

First Floor:

The first floor is arranged around a spacious landing which provides access to all three bedrooms, the modern family bathroom and a useful airing cupboard. The principal bedroom is situated to the rear of the property and is a generous double room, offering ample space for fitted wardrobes and additional bedroom furniture. Bedroom two is positioned to the front and is another well-proportioned double bedroom. Bedroom three overlooks the rear garden and provides an ideal child's bedroom, guest room or home office. The accommodation is served by a stylish family bathroom, fitted with a contemporary suite.

Garden and Parking:

The walled rear garden enjoys a sunny afternoon aspect and is predominantly laid to lawn, complemented by mature planted borders that provide colour and interest throughout the year. The garden also benefits from a useful side access gate and a garden room, offering excellent additional storage or potential for a variety of uses. To the rear of the property, there is a single garage located beneath a coach house, together with an allocated parking space immediately in front, providing convenient off-road parking.

Material Information:

Freehold Property

Council Tax Band C (£2,296.64 2026/2027)

EPC C







VIEWING ARRANGEMENTS:

By appointment with Westcoast Properties

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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:

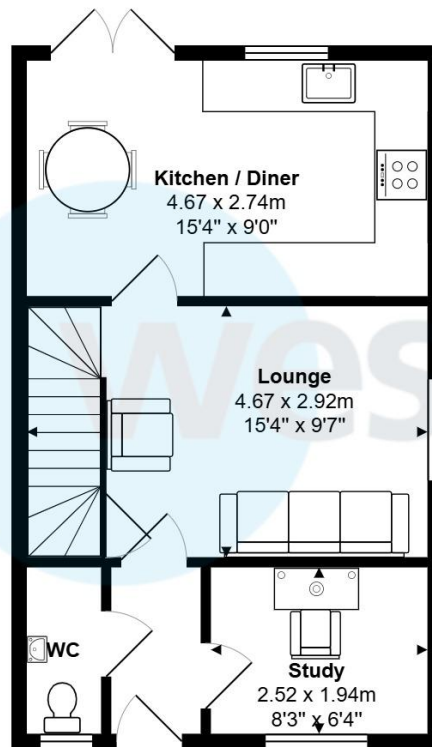
1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would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

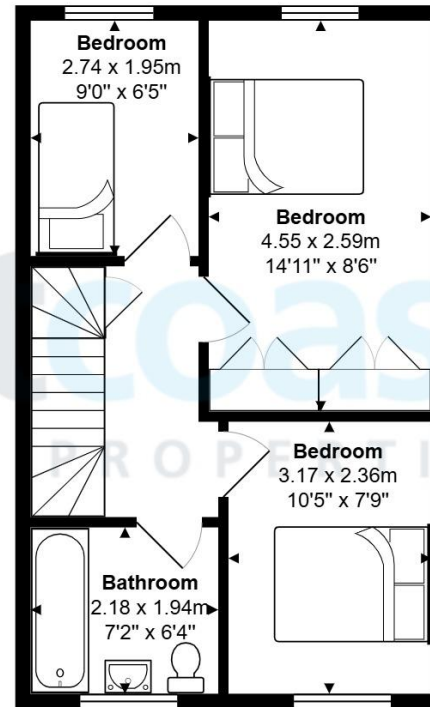
Consumer Protection from Unfair Trading Regulations 2008.

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: 36.6 m² ... 394 ft²



First Floor
Area: 36.6 m² ... 394 ft²

Total Area: 73.2 m² ... 788 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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