



121 Heron Gardens, Portishead, Bristol, Somerset, BS20 7BN

Asking Price: £395,000



- Three-bedroom semi-detached home
- Popular Heron Gardens location
- Close to local primary and secondary schools
- Convenient for Portishead town centre

- Driveway parking
- Studio/study and garage space
- Spacious living room with bay window
- Separate dining area
- Well-equipped kitchen

- Principal bedroom with en-suite
- Family bathroom
- Attractive rear garden with patio
- No onward chain





121 Heron Gardens, Portishead, Bristol, Somerset, BS20 7BN

Situated in the popular residential area of Heron Gardens, Portishead, this attractive three-bedroom semi-detached home offers well-proportioned accommodation, a delightful rear garden and the added convenience of off-street parking and a single garage. The rear section of the garage has been converted to create a versatile study or studio space, accessed directly from the rear garden.

Property Description:

Ideally positioned for St Peter's and St Joseph's Primary Schools, Gordano School and Portishead town centre, with its excellent selection of shops, cafés, bars and restaurants, the property is perfectly suited to families and professionals alike. Offered for sale with no onward chain, this is an excellent opportunity to secure a home in a convenient and sought-after location.

The property is approached via a stone path with a handsome brick façade, with a driveway providing parking for one vehicle, access to the single garage and a stepping-stone pathway leading to the front entrance.

Ground Floor:

Upon entering, the welcoming hallway provides access to a convenient cloakroom fitted with a WC and wash hand basin, the living room and stairs rising to the first floor.

The living room is a generous and inviting space, enhanced by a bay window with a charming window seat, creating an attractive focal point and allowing plenty of natural light to fill the room. An archway leads through to the dining area, which benefits from useful understairs storage, patio doors opening onto the rear garden and an additional opening providing a natural flow into the kitchen.

The kitchen is well equipped, with worktop space along three sides, complemented by brick-effect tiled splashbacks and ample storage provided by a range of eye-level and base units. Further features include an inset sink, integrated oven with electric hob over, and space and plumbing for both a dishwasher and washing machine.

First Floor:

To the first floor are three bedrooms, with the principal bedroom enjoying the benefit of its own three-piece en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom comprising a panel-enclosed bath with glass shower screen and shower over, WC and wash hand basin.

Outside:

Externally, the rear garden is a particularly appealing feature of the home. A large patio immediately adjoins the property, providing an ideal space for outdoor dining and entertaining, while the lawn is bordered by established shrubs and plants, creating an attractive and private outdoor setting. The garden also benefits from rear access to the study/studio with internal access to the garage, offering additional convenience.

Combining spacious living accommodation, a lovely garden, practical parking and a convenient location close to local schools and town centre amenities, this attractive home is offered with ****no onward chain****, making it well worth an early viewing.

Material Information:

The Home Is Freehold.

Council Tax Band: C (£2,296.64 for the years 2026/27 - this is subject to change) EPC: C







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:

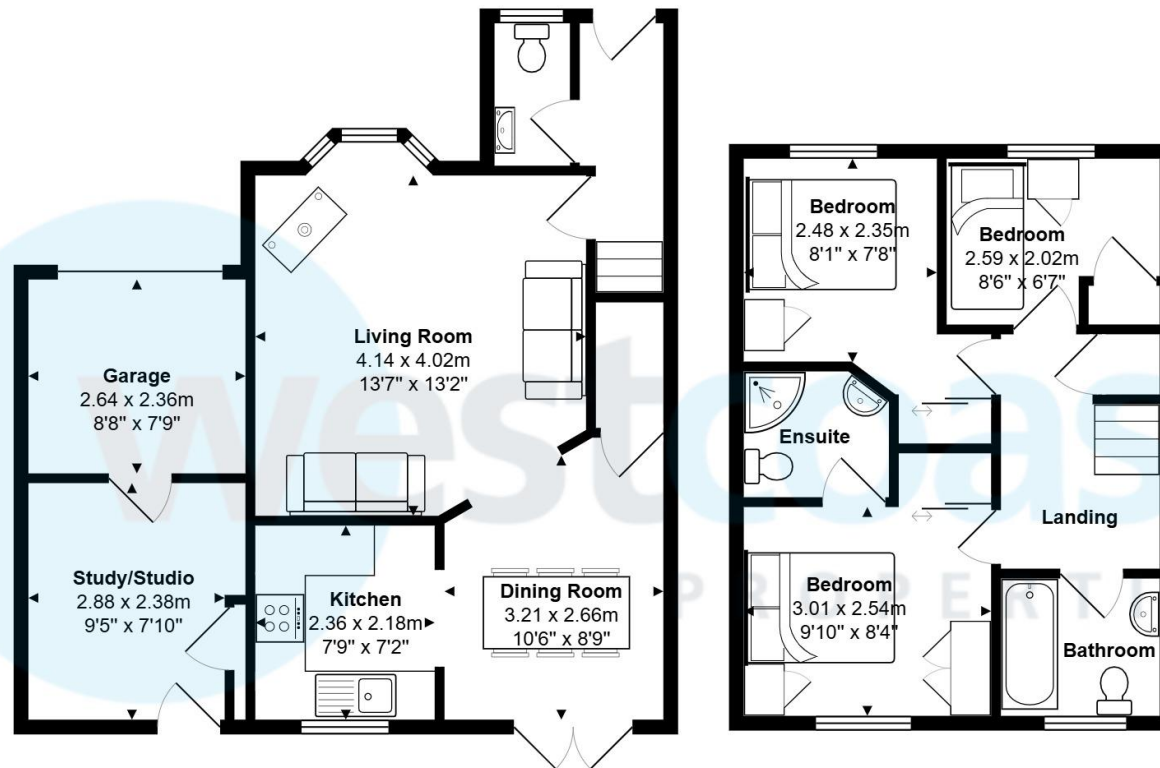
1. The photographs may have been taken using a wide angle lens. 2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would 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: 86.1 m² ... 927 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.

Weston-super-Mare

13/14 Alexandra Parade, Weston Super Mare, Somerset, BS23 1QT
infoweston@westcoastproperties.uk.com

01934 414128

Portishead

20 High Street, Portishead, Bristol, BS20 6EW
infoportishead@westcoastproperties.uk.com

01275 849362

Nailsea

67 High Street, Nailsea, North Somerset, BS48 1AW
infonailsea@westcoastproperties.uk.com

01275 857773

Burnham-on-Sea

28 High Street, Burnham On Sea, Somerset, TA8 1PA
infoburnham@westcoastproperties.uk.com

01278 784884

Bishopston

58 Gloucester Road, Bishopston, Bristol, BS7 8BH
infobishopston@westcoastproperties.uk.com

0117 908 0062

Patchway

5 Coniston Way, Patchway, Bristol, BS34 5PA
infopatchway@westcoastproperties.uk.com

0117 969 7373

