

62 Combe Avenue, Portishead, Bristol, Somerset, BS20 6JS

Asking Price: £525,000

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- Semi Detached Property
- Four Bedrooms
- Open Plan Kitchen/Living/Diner
- Two Bathrooms
- Diverse Accommodation
- Over 1350Sqft
- Opportunity For A Ground Floor One Bedroom Annex
- Great Condition Throughout
- Exceptionally Large And Private Rear Garden
- Driveway Parking For Three
- Close To The Town Centre





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Property Description:
Situated within easy reach of Portishead High Street, this spacious and extended four-bedroom home offers versatile and flexible accommodation, ideally suited to growing families or those seeking multi-generational living. The property benefits from a substantial ground-floor extension, creating a wealth of additional living space, including an impressive extended kitchen/living/dining area, perfect for modern family life and entertaining. A particular feature is the flexibility of the ground-floor accommodation, which offers the potential to create a self-contained one-bedroom annexe, ideal for dependent relatives, older children, guest accommodation or those requiring independent living space. An exciting opportunity to acquire a generously proportioned home offering excellent versatility, adaptable accommodation and the potential to suit a variety of changing lifestyle needs, all conveniently positioned close to the amenities of Portishead High Street.

Ground Floor:
The ground floor offers an exceptional degree of versatility, centred around a spacious open-plan kitchen/living/dining area which seamlessly flows out onto the sunny rear garden, creating the perfect space for entertaining and family life. In addition, there is a cosy front-facing lounge with fireplace, a further reception room currently used as a sitting room, a ground-floor bathroom and a generous double bedroom overlooking the garden. A particularly appealing feature is the flexibility of this section of the property, which has previously been utilised as a separate one-bedroom annexe. With the benefit of glazed double doors providing the option of an independent front entrance, it offers excellent potential for multi-generational living, dependent relatives or independent guest accommodation.

First Floor:
The first floor offers three well-proportioned bedrooms, comprising two excellent-sized double bedrooms, both benefiting from ample space for storage and large windows which flood the rooms with natural light. The third bedroom is a generous single room, again offering plenty of space for freestanding storage. Completing the accommodation is a modern family shower room, finished to a contemporary standard with attractive marble-effect tiling, a spacious walk-in double shower and a window overlooking the rear garden.

Outdoor Space:
The crowning glory of this fantastic property is undoubtedly its level, private and mature rear garden. Generously proportioned, it features an extensive patio area, established borders and beautifully maintained lawns, providing a wonderful setting for outdoor entertaining and family enjoyment. Further benefits include external lighting and power, adding to the garden's practicality and appeal. To the front of the property, a substantial block-paved driveway provides off-road parking for at least three vehicles, a fantastic addition to this already impressive home.

Material Information:
Freehold, Council Tax Band C (£2926.64 2026/2027), EPC On Order

As part of our legal obligations under the Proceeds of Crime Act 2002 and the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of all purchasers and establish the source of the funds being used for the purchase. Therefore, please note that once your offer has been accepted a non-refundable fee of £43.20 is chargeable to each purchaser to









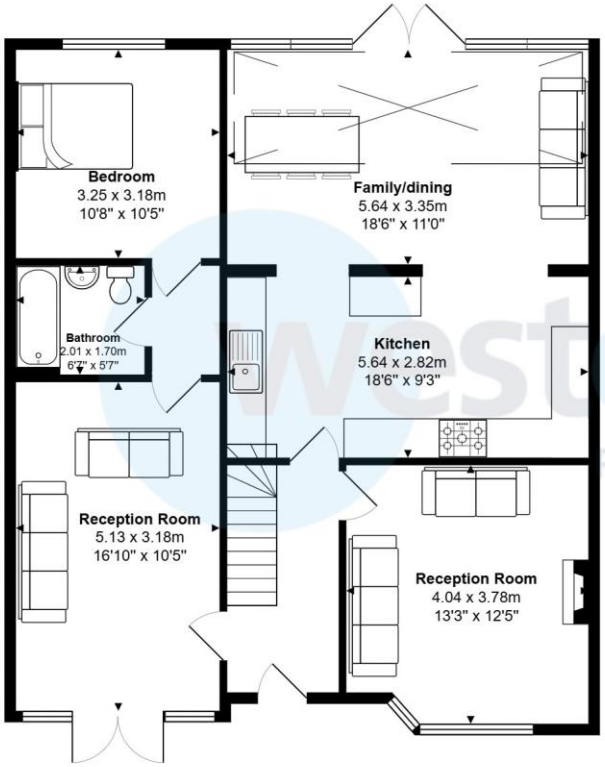

VIEWING ARRANGEMENTS:

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

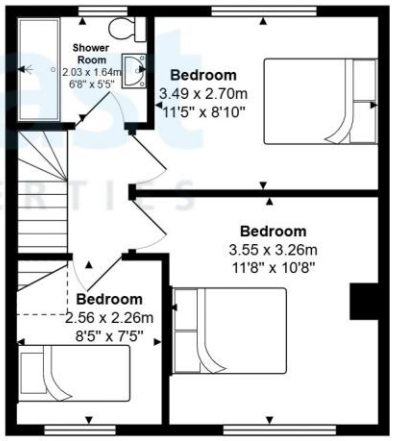
PLEASE GIVE US AS MUCH NOTICE AS POSSIBLE FOR WEEKEND VIEWINGS TO AVOID DISAPPOINTMENT.

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: 92.0 m² ... 990 ft²



First Floor
Area: 35.9 m² ... 386 ft²

Total Area: 127.8 m² ... 1376 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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