

# HUNTERS®

HERE TO GET *you* THERE



## The Paddock

Portishead, BS20 6QX

Asking Price £450,000



Council Tax:





# 47 The Paddock

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## Entrance Hallway

Door to front into entrance hallway, radiator, tiled flooring, stairs rising to the first floor.

## Bedroom Four

11'1" x 7'6" (3.40m x 2.30m )

Double glazed window to front, radiator.

## Cloakroom

Window to side, low level WC, wash hand basin, wall mounted boiler, tiled flooring.

## Bedroom Two

15'10" x 7'10" (4.85m x 2.40m)

Double glazed window to front, telephone point, radiator.

## Utility Room

Wall and base units, space and plumbing for washing machine and tumble dryer, tiled flooring, space for fridge.

## First Floor Landing

Opening into living room.

## Lounge/Diner

21'1" x 13'10" (6.45m x 4.22m)

Double glazed window to front, double glazed patio door leading to a balcony with stunning views, television point, opening to;

## Kitchen

9'2" x 6'10" (2.80m x 2.09m)

Double glazed window to side, door to side, range of wall and base units with inset one and a half sink, mixer taps over, splash tiles, gas hob with electric oven under, space for dishwasher, space for fridge and freezer, wooden flooring, spot lights.

## Hallway

Access to loft space, storage cupboard, laminate flooring.

## Bedroom One

11'5" x 11'4" (3.50m x 3.46m)

Double glazed patio door to rear leading to the rear garden, two double glazed windows to rear, laminate flooring, radiator.

## Bedroom Four

10'1" x 7'3" (3.09m x 2.23m)

Double glazed window to rear, radiator.

## Family Bathroom

7'10" x 5'9" (2.41m x 1.76m)

Two Obscured double glazed windows to side, panelled bath, corner shower cubicle, low level WC, wash hand basin, towel heater, spot lights, extractor.

## Rear Garden

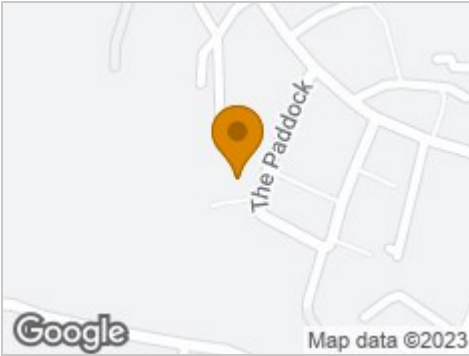
Fully enclosed by fencing, backing onto woodland, lawned area, shingle area, plant border with mature trees, plants and shrubs, outside tap and side access.

## Parking and Front Garden

Off road parking for 1-2 vehicles, lawned area with a tree and shrubs, path leading to the front door.



Road Map



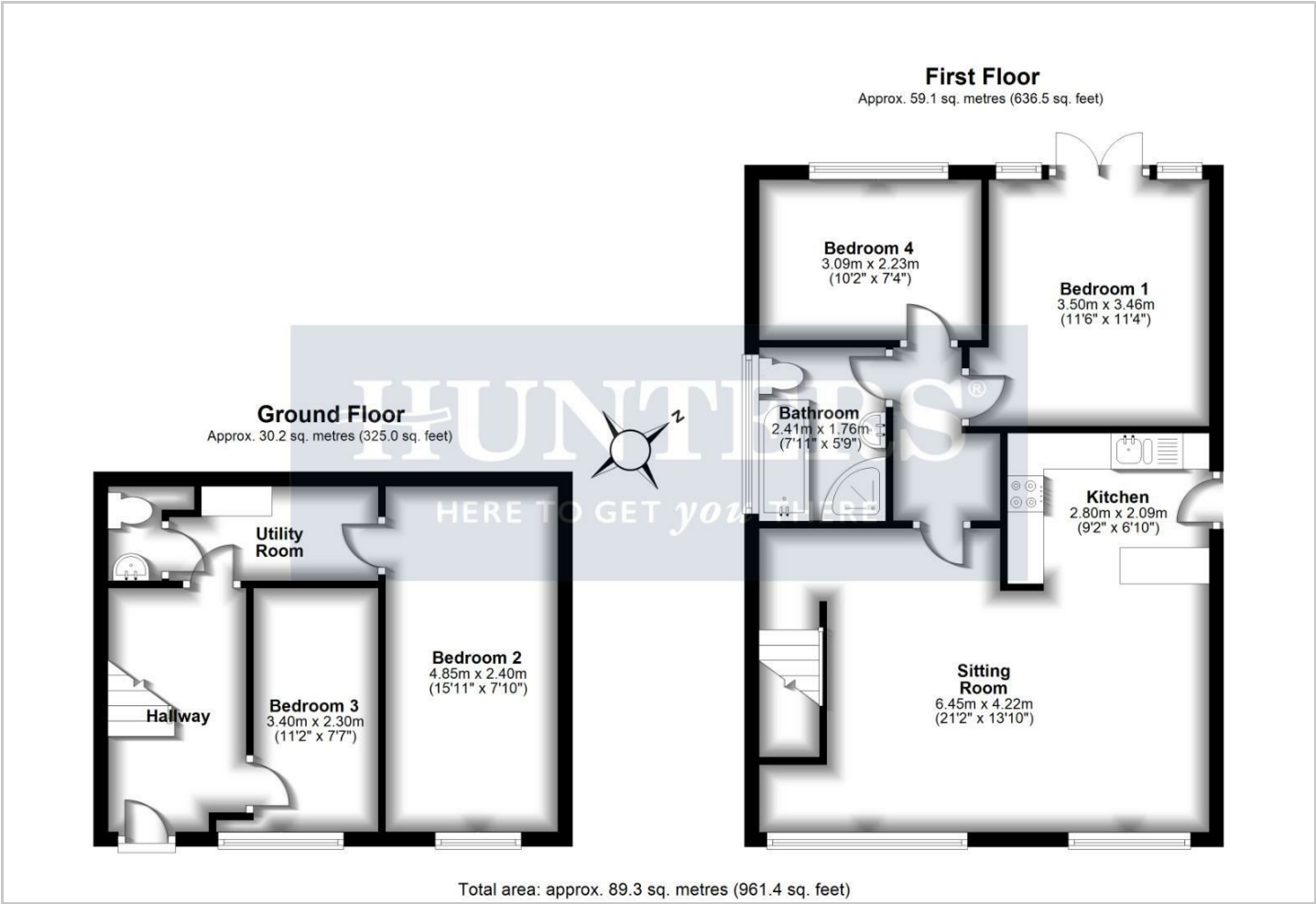
Hybrid Map



Terrain Map



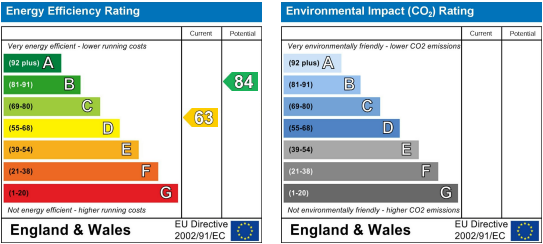
Floor Plan



Viewing

Please contact our Hunters Portishead Office on 01275 840 600 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.