



15 Kittiwake Drive, Portishead, Bristol, BS20 7PL

GUIDE PRICE £265,000

GOODCHILD
ESTATE AGENTS

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PROPERTY OVERVIEW

A rare opportunity to acquire this beautifully presented and completely unique detached coach house, a home that effortlessly blends style with modern, comfortable living.

From the entrance, stairs rise to a wonderfully spacious, bright, and airy open-plan living and dining area, flooded with natural light - a perfect space for relaxing and entertaining. The modern kitchen which leads from here is well-appointed and fitted with a range of modern units.

The home further boasts a generous double bedroom, offering a peaceful retreat, and a well-finished family bathroom.

What truly sets this property apart are its exceptional external features. Step outside into your very own private garden - a secluded oasis ideal for summer barbecues, morning coffees, or simply unwinding in the sun. For those needing storage or space for a vehicle, the large, generous-sized garage is an invaluable asset.

Presented in good decorative order throughout, this charming home offers a perfect lock-up-and-leave lifestyle or an idyllic first-time buy without compromising on space or outdoor area.



KEY DETAILS

- A Unique Detached Coach House
- One Large Double Bedroom
- Spacious, Bright & Airy Open-Plan Living Dining Area
- Modern Kitchen & Bathroom
- Private Garden - A Real Sun Trap
- Generous Sized Garage
- Recently Upgraded Boiler (2 Years Old With 8 Year Warranty Remaining)
- No Onward Chain

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Tenure: Freehold

Council Tax Band: B

Local Authority: North Somerset

Vendors Onward Position:

Onward Purchase

EPC: C

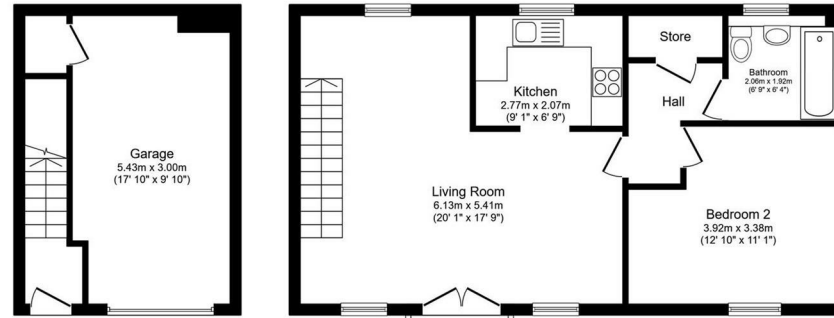
Viewing: By appointment only



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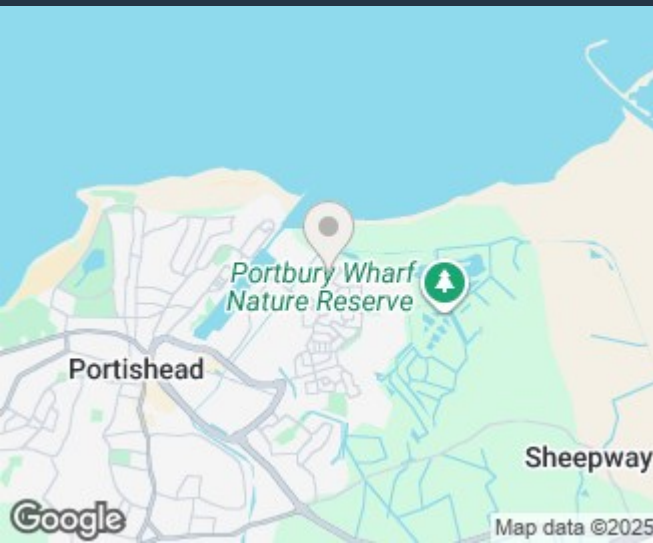


Ground Floor

First Floor

Total floor area: 77.4 sq.m. (833 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation
please either call, email or
follow the QR to book online.



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