



**2 Bed
Flat
located in Portishead**



78 Kingfisher Road
Portishead
Bristol
BS20 7QD



£1,275 Per month

Moderna and Spacious 2 Bed Flat - Garage Parking

A well-presented two-bedroom flat located in a popular and convenient part of Portishead, offering bright living space, modern kitchen and bathrooms, and the added benefit of garage parking.

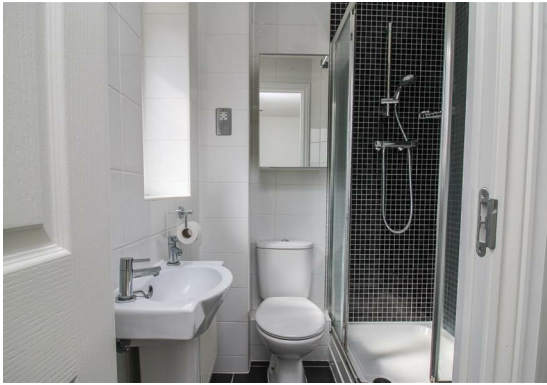
The property has a spacious open-plan living and dining area with wooden flooring, large windows, and doors opening onto a Juliet Style balcony, giving the room plenty of natural light. The fitted kitchen is finished with white gloss units, integrated oven and hob, stainless steel extractor, and good worktop space.

There are two bedrooms, both with neutral décor and fitted curtains. The main bedroom is a generous double with an en-suite, while the second bedroom would work well as a guest room, home office, or smaller double bedroom.

The property also benefits from a large family bathroom with a shower over bath. Decorated with white tiling throughout it gives a modern and comfortable feel.

Externally, the flat comes with a garage space, offering useful parking or additional storage.

Located in BS20 7QD, the property is well placed for access to Portishead's local shops, cafés, marina, coastal walks, and commuter links towards Bristol and the M5.



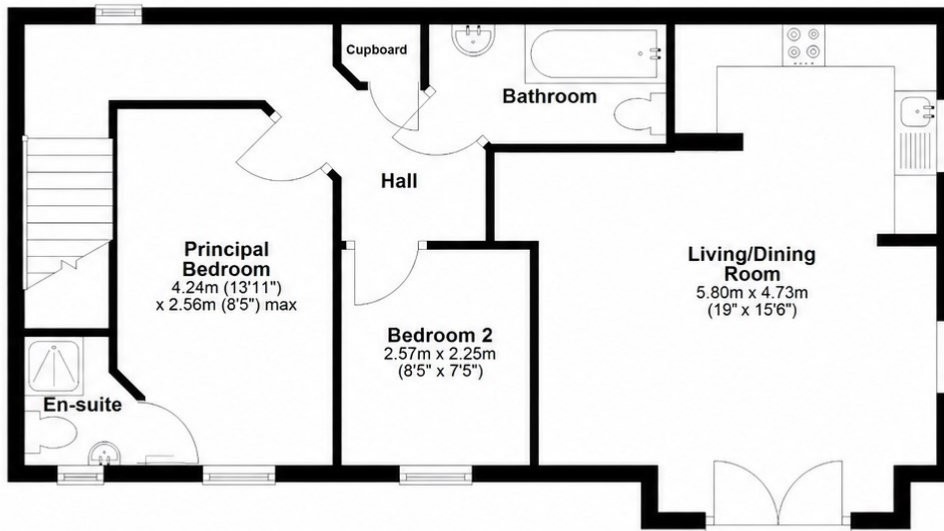
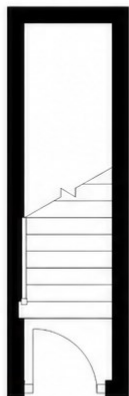
Ground Floor

Approx. 58.4 sq. metres (628.3 sq. feet)



Ground Floor

Approx. 4.5 sq. metres (48.8 sq. feet)



Total area: approx. 62.9 sq. metres (677.1 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

DIRECTIONS

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