



**Severn View**  
**Martcombe Road, Easton-in-Gordano, Bristol, BS20 0QH**

**Robin King** | Estate Agents

# SEVERN VIEW, MARTCOMBE ROAD, EASTON-IN-GORDANO, BRISTOL, BS20 0QH

A substantial 5 bedroom, 3 bath/shower room detached property with an unusually large enclosed rear garden, generous driveway parking and a single garage in a semi rural location on the outskirts of Bristol convenient for access to the M5

- Approx 1,734 sq ft including spacious sitting room with wood burner
- Large kitchen/dining room with direct garden access
- Family room, utility room, downstairs cloakroom, laundry/boot room
- 2 en-suite double bedrooms plus 3 further bedrooms and family bathroom
- Spacious enclosed rear garden plus single garage and ample driveway parking
- M5 Junction 19 miles / Bristol 5.9 miles / Bristol Airport 9.6 miles
- NO ONWARD CHAIN

Having been a rental property for a number of years, Severn View has been the subject of a recent programme of redecoration and now provides well presented, flexible accommodation to suit a variety of needs. Situated off the A369 Martock Road, there is generous parking to the front on the gravelled drive, with additional parking and a single garage situated behind a wooden side gate.

The ground floor accommodation provides well balanced, free-flowing living space. To the right is a spacious family room with a sash window overlooking the front, and a rear door connects through to the laundry/storage/boot room and the kitchen beyond.

Also situated to the front of the property is the light and airy, very spacious dual aspect sitting room with engineered wooden floorboards and a contemporary wood burner. Light floods through the 3 windows, including 2 sashes to the front, and French doors open on to the paved garden area to the left hand side of the house. Double wooden doors connect the sitting room to the spacious kitchen/dining room beyond, with slate floor and a good range of base and wall units. There is space for a large range cooker, fridge/freezer and a dishwasher, and French doors open onto the terrace running across the back of the house, and the garden beyond. Off the kitchen is the laundry/storage/boot room with garden access, beyond which is a cloakroom





and a utility room with plumbing for a washing machine. Upstairs the bedroom accommodation is arranged off a central landing, with 3 double bedrooms to the front, one with a stylish en-suite wet room and all benefiting from far reaching views over the Severn estuary and to the Welsh hills beyond. To the rear, overlooking the rear garden, is a family bathroom with free-standing roll top bath and separate shower enclosure. There are 2 further bedrooms, one of which is the principal bedroom, with a stylish en-suite shower room.

Outside – the surprisingly large enclosed rear garden is a highlight of the property, mainly laid to lawn enclosed by fencing and mature hedges. Currently arranged for low maintenance, there is good scope for the keen gardener. Running across the back of the house is a flagstone terrace, leading to a large courtyard area to the side of the house that provides a wonderful sheltered area for outdoor dining. The single garage includes a window and a side door, plus overhead rafters storage.



**Important Notice:**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

**DIRECTIONS** – From Junction 19 of the M5 take the A369 Martock Road, passing the left turn towards Easton-in-Gordano. Continue for approx. 1.5 miles and Severn View is on the right hand side, shortly after a petrol station also on the right hand side.

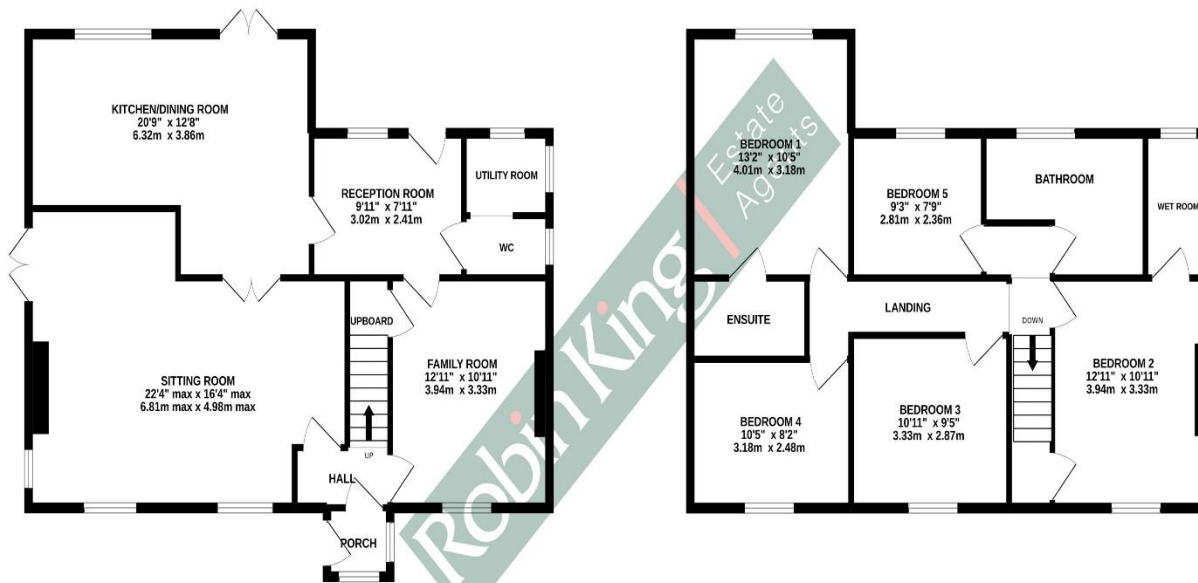
**SERVICES** – Oil fired central heating, private drainage

**EPC RATING** - E

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Council Tax Band D £1,940.98 (2022/23) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1734sq.ft. (161.1 sq.m.) approx.

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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