



**13 Brittan Place**  
**Portbury, Bristol, BS20 7TZ**

**Robin King** | Estate Agents

## 13 Brittan Place, Portbury, Bristol, BS20 7TZ

A well proportioned 3 bedroom semi-detached family home with professionally landscaped rear garden and good storage in a residential location surrounded by Green Belt land, convenient for access to the M5, Bristol and beyond

- Approx 882 sq ft accommodation
- Light and airy sitting room with open fireplace
- Generous kitchen/dining room
- 3 bedrooms and contemporary family bathroom
- Charming rear garden with wonderful views of surrounding countryside
- Opportunity to rent nearby garage if needed

13 Brittan Place is a much-loved family home providing free-flowing light and airy accommodation in a residential cul-de-sac, convenient for local amenities and for access to the M5 motorway.

To the front of the house is a spacious sitting room with views over the front garden through a large window. The highlight of the room is the working open fireplace with slate hearth, ideal for cosy winter evenings. Similar to the kitchen/dining room, the sitting room is fitted with low-maintenance laminate flooring, giving a good sense of space and flow to the accommodation.

The light and airy kitchen/dining room is a good size, with 2 separate windows and fitted with a good range of white high gloss base units including some useful deep pan drawers. Integrated appliances include a ceramic hob with overhead extractor, an oven and a dishwasher, and there is additional storage and seating provided by the central island unit. There is space to the end of the room for a good-sized dining table, with recesses to either side of the chimney breast. The vendors believe the fireplace may work but it is currently capped. Just off the kitchen is a useful utility/storage room with plumbing for a washing machine and space for a fridge/freezer, along with direct access to the rear garden.

On the first floor, situated to the front is a single bedroom with over-stairs storage and the principal double bedroom, both with views over the front garden towards the opposite hillside. To the rear of the house is another double bedroom with far-reaching views over the surrounding hills, and the contemporary family bathroom with a stylish sink and screened bath with shower over. A staircase off the landing rises to the loft that provides useful storage.

**Outside** – to the front is a low-maintenance landscaped garden with some shrubs





and bushes but is mainly laid with slate chippings enclosed by raised sleepers. The garden path leads to the front door and around via a gate to the enclosed rear garden, that has been professionally landscaped to maximise space and create a tranquil idyll. Stone steps lead up to the raised garden, with a lawn area and to one side a paved dining terrace. The garden is bordered by raised sleeper beds filled with slate chippings and planted with some shrubs and bushes, beyond which is private woodland and rolling farmland grazing. There is on-road parking and the opportunity to rent a nearby garage (approx. £50/month).

**Location** - Portbury is a Somerset village with a rich historical background, within the Green Belt. There is a thriving village hall and social club and a primary school, with senior schooling and a full range of business, shopping and leisure facilities available within 3.5 miles at Portishead. The surrounding countryside provides great opportunities for walking, including nearby at Leigh Woods, with other nearby attractions including Ashton Court, Tyntesfield and Noah's Ark Zoo Farm. Access to the M5 is within a mile of the property, Bristol Airport 9.3 miles, and central Bristol 8.6 miles (all approx.)

**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** – Brittan Place is a residential cul-de-sac just off Mill Lane, close to Portbury High Street. Brittan Place curves around to the right, and number 13 is along on the left hand side.

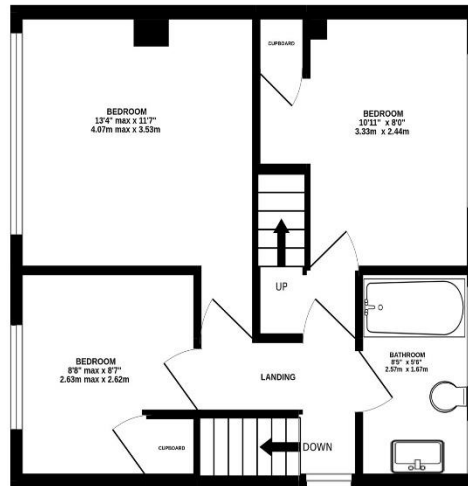
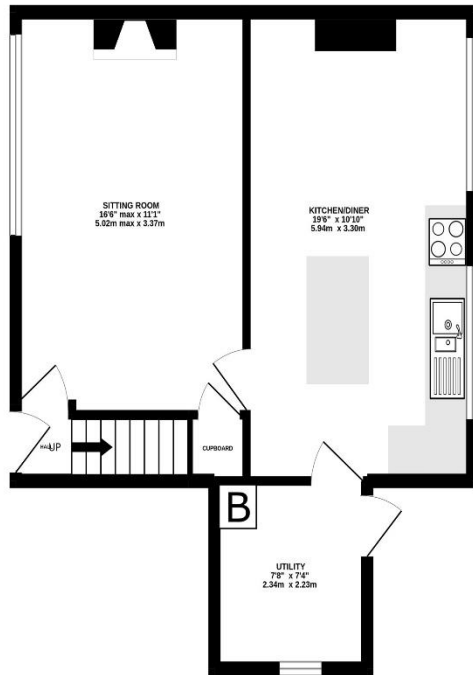
**SERVICES** – All mains services are connected

**EPC RATING** - D

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Council Tax Band C £1,728.45 (2022/23) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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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