



35 MARTINGALE WAY

Portishead, Bristol, BS20 7AW

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A beautiful modern four bedroom home with truly spectacular views over the Portishead marina, with parking for two vehicles, two balconies and west facing sun terrace.

* BEAUTIFUL MODERN FOUR BEDROOM TOWN HOUSE * TWO EAST FACING BALCONIES AND LARGE WEST FACING TERRACE * SPECTACULAR VIEWS OF THE PORTISHEAD MARINA * OFF-STREET / UNDER CROFT PARKING FOR TWO VEHICLES * EASY ACCESS TO ARRAY OF LOCAL RESTAURANTS, CAFES AND SUPERMARKETS * OFFERED CHAIN FREE AND WITH VACANT POSSESSION * EPC C

Situation

35 Martingale Way is located directly overlooking the water and moored boats and yachts of Portishead Marina, ideally situated within striking distance of a section of local amenities which include Waitrose, Lidl, Majestic wine merchants (all of which are less than 0.2 miles away) as well as a section of the popular restaurants which include 'Aqua' and 'Bottolino's' which are positions a stone's throw from the front door.

The property enjoys easy access to Portishead beach (0.9 miles) and offers convenient access to the M5 motorway as well as Bristol Airport which lies 13 miles to the south.

For Sale Freehold

35 Martingale Way is spread over four floors and offers circa 1800 square feet of versatile accommodation which includes an open plan kitchen and dining room, separate utility room, four bath / shower rooms, two east facing balconies and a sizeable west facing sun terrace, as well as under croft parking for two vehicles at the rear.

The property is approached directly from the boardwalk of the Marina, three steps lead you up past the first (hall floor) balcony to the front door and from here directly into a generous open plan kitchen and dining room.

The kitchen itself is well-appointed and features an array of integrated Neff appliances, which includes electric hobs, oven, microwave, dishwasher as well as ample worktop space and a mix of wall mounted cupboard and draw storage.





The dining space has ample room for a large dining table and chairs, as well as benefiting from a large storage cupboard underneath the stairs. This area also features direct access through a large glass doors out to the east facing terrace.

Toward the rear of the property is a shower room with w.c and a very useful separate utility room with direct access out to the private undercroft car park to the rear.

Ascending the stairs to the first floor landing, double doors give way into a full depth living room which is flooded with natural light from both east and west facing aspect. To the front of the property is the first floor balcony, offering the same glorious views over the marina from its elevated position and to the rear is a very spacious west facing sun terrace, the perfect space for those who like to entertain or enjoy al fresco dining.

The second floor offers two generous bedrooms, one of which is ensuite and east facing over the water, the second of which is located at the rear of the property. In between these two bedrooms and accessed directly from the landing is a large family bathroom.

The top floor of the property features two further bedrooms, one of which is ensuite and arguably has the best views over the Marina.

Outside

The property features two east facing balconies across the hall and first floors as well as a sizeable westerly facing sun terrace to the rear. There is private allocated undercroft parking for two vehicles.

Services

Gas central heating. Mains water, electricity and drains.
Broadband and telephone subject to contract with supplier.

Local Authority

Local Authority: Portishead Town Council 01275 847078

Council Tax: Band F

Viewing: Strictly by appointment with Rupert Oliver Property Agents.

Directions: BS20 7AW



Martingale Way, Portishead, Bristol, BS20

Approximate Area = 1824 sq ft / 169.4 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Rupert Oliver Property Agents. REF: 980928