



22 MARTINGALE WAY

Portishead, Bristol, BS20 7AW





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A contemporary four-bedroom townhouse, boasting truly spectacular water views, two balconies, rear sun terrace and off-street parking for two vehicles.

* BEAUTIFUL MODERN FOUR BEDROOM TOWN HOUSE * TURN-KEY RENOVATED ACCOMMODATION, MUCH IMPROVED BY CURRENT OWNERS * FIRST TIME TO MARKET IN 12 YEARS * SPECTACULAR VIEWS OF THE WATER AND PORTISHEAD MARINA * SECURE GATED OFF-STREET / UNDER-CROFT PARKING FOR TWO VEHICLES * OFFERED WITH A COMPLETE ONWARD CHAIN * EPC C

Situation

22 Martingale Way is located directly overlooking the water of Portishead Marina and within striking distance of a section of local amenities which include Waitrose, Lidl and Majestic wine merchants (all of which are less than 0.2 miles away) as well as some noteworthy restaurants which include 'Aqua' and Bottelino's which are both positioned a stones 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

22 Martingale Way has been much loved and maintained over the owner's past 12 years of ownership and thoughtfully renovated and redesigned on each of its four levels to maximise the feeling of space and light throughout.

The property offers circa 1900 square feet of versatile accommodation throughout which presently includes a spacious kitchen with a large peninsula and breakfast bar, a separate utility room, four bath/shower rooms, two west-facing balconies, a sizeable south-facing sun terrace, as well as two under-croft parking bays to the rear.

The property is approached directly from the boardwalk of the marina, a few steps lead you up past the first (ground floor) balcony to the front door and from here directly into a generous light-filled open-plan kitchen with 'Kardean' flooring.







The kitchen, installed in recent years by a British manufacturer 'Crown', includes an abundance of white 'Quartz' worktops and an array of integrated Neff appliances, which includes an 80/20 fridge freezer, inductions hobs, extractor, conventional oven, compact oven with microwave, dishwasher & 'Insinkerator' food waste disposal system. The kitchen features a large selection of floor-mounted cupboards including drawer storage as well as a sizeable peninsula with a breakfast bar for more informal dining. This space also has access to a sizeable under stair storage cupboard.

The westerly orientation means this space enjoys much of the afternoon and evening sun with large floor-to-ceiling glass doors out to the balcony which is the perfect space to enjoy a morning coffee or an evening sundowner whilst enjoying the wonderful views over the water, a theme which continues on each level of this beautiful contemporary home.

Toward the rear of the property is a very useful separate utility room which offers yet more storage and worktop space, a further stainless steel sink, clothes washing machine and freezer. Adjacent to this is a downstairs shower room/WC.

A glazed door to the rear of the utility area provides rear access out to the under-croft car parking spaces as well as a useful storage cupboard which houses the boiler and a water tank.

Ascending the carpeted staircase to the first floor, a full-depth living and dining room is certainly a noteworthy feature of this property, with large floor-to-ceiling doors offering access to a further balcony to the left and a spacious sun terrace to the right. The sun terrace features composite decking with a glass balustrade surround and is perfect for those who like to entertain or enjoy al fresco dining whilst also enjoying much of the day's sun.



The second floor offers two generous bedrooms, one of which is ensuite and west-facing over the water, the second of which is located at the rear of the property. In between these two bedrooms and access directly from the landing is a large family bathroom which has been fully renovated in recent years.

The top/third floor of the property features two further bedrooms. The principal bedroom is situated at the front of the property and has wonderfully high ceilings and enjoys the same glorious views from floor-to-ceiling dual-aspect windows. This room has been thoughtfully furnished to include wall-to-wall integrated storage, as well as an ensuite shower room with a walk-in shower cubicle, floating w.c. sink and heated towel rail.



To the rear is an additional double bedroom which has been converted into a walk-in wardrobe/dressing room with several integrated wardrobes.

Outside

The property enjoys spectacular water views from a selection of two balconies on both the ground and first floor, as well as a sizable south-east facing sun terrace to the rear, complete with under-croft allocated parking for two vehicles.

Services

All mains services are connected. Telephone and Fibre Broadband by private arrangement

Local Authority

North Somerset Council: Tel 01934 888 888
Council Tax Band: F

Directions: Postcode BS20 7AW



Martingale Way, Portishead

Approx. Gross Internal Area
1845.40 Sq.Ft - 171.40 Sq.M



Ground Floor

First Floor

Second Floor

Third Floor

For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



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clear and effective property sales



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