

The Anchorage Portishead BS20 7FN

£430,000

marktempler

RESIDENTIAL SALES





Property Type
House - Townhouse



How Big
1059.00 sq ft



Bedrooms
3



Reception Rooms
1



Bathrooms
2



Warmth
Gas Central Heating



Parking
Double Driveway



Outside
South Facing



EPC Rating



Council Tax Band
D



Construction
Standard



Tenure
Freehold

Positioned within The Anchorage and enjoying views towards Portishead Marina, this charming townhouse offers an excellent opportunity for those looking to be moments from the Quayside, marina and the range of amenities nearby. The property provides well-proportioned accommodation arranged over three floors, with a particularly useful principal suite occupying the top floor.

The welcoming entrance hall leads through to a modern kitchen with breakfast bar, while to the rear is a generous living room with ample space for both seating and dining. A cloakroom and useful understairs storage complete the ground floor. On the first floor are two comfortable double bedrooms together with the family bathroom.

The upper floor is dedicated to the principal suite, comprising a spacious bedroom with fitted wardrobes and additional storage, along with a contemporary walk-in shower room. Also on this floor is a separate dressing room, which could readily be adapted to suit individual requirements, whether as a home office, nursery or potentially a fourth bedroom, subject to any necessary alterations.

Outside, the rear garden has been designed for ease of maintenance and is mainly laid to artificial lawn, enjoying a desirable southerly aspect. A rear gate provides access to a double-width driveway, offering useful off-road parking.

The Anchorage is ideally placed for enjoying Portishead's popular waterfront, with the marina, Quayside, cafes, restaurants and everyday amenities all within easy reach. The town also offers excellent access towards Bristol and the surrounding area, with the long-awaited railway line set to reopen, further enhancing connectivity for commuters and those looking to enjoy the best of both coastal and city living.

A well-positioned three-storey townhouse offering flexible accommodation, a south-facing garden and off-road parking, all within easy reach of Portishead Marina and the Quayside.



"A flexible three-storey home enjoying views towards the Marina."



HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.



Material Information

Communal Charge

The current annual service charge is £90 per annum, managed by First Port

UTILITIES

Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE

Ultrafast broadband available with highest available download speed 1800 Mbps and the highest available upload speed of 220 Mbps. Mobile coverage is good outdoor and in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.



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