



6 Cabury Square
Congresbury, Bristol, BS49 5HW

Robin King | Estate Agents

6 CADBURY SQUARE, CONGRESBURY, BRISTOL, BS49 5HW

A one bedroom first floor flat with enclosed private garden in a North Somerset village convenient for access to Bristol and beyond

- Approx 585 sq ft
- Well planned kitchen with metro tiling
- Enclosed rear garden
- Allocated parking space
- Ideal first time or rental purchase
- NO ONWARD CHAIN

Having been a rental property for a number of years, 6 Cadbury Square is coming to the market for the first time in 35 years and now offers a great opportunity for a first-time buyer, or as an investment property.

Situated in a residential square, convenient for access to the shops and facilities of Congresbury, the property has an allocated parking space and is accessed from the rear of the building, via the private, enclosed garden.

Stairs lead up from the front door to a central landing, to the right of which is the generous bedroom with a cupboard and views to the rear. The bathroom opposite is neatly tiled with white fixtures and fittings, and includes an electric shower over the bath. The sitting/dining room is a good size, with views over the garden and a very large storage cupboard in addition to a storage/airing cupboard. Beyond is the kitchen, fitted with a good range of wall and base units and space for a cooker with overhead extractor. Smartly tiled with white metro tiles and black grouting, the kitchen feels bright and contemporary, with views over Cadbury Square.

Outside – the garden is completely enclosed by sturdy wooden fencing and does offer scope for the keen gardener. Laid mainly to lawn, flagstones lead a generous paved seating area to one corner.





Location - Congresbury is a thriving village surrounded by countryside, with a great range of facilities and amenities including shops, pubs, a post office, small supermarket, a pre-school and a primary school. Senior schooling is available at the Outstanding Churchill Academy and Sixth Form. Mainline railway services are available from Yatton station, some 2.5 miles away - London Paddington from 114 minutes. Bristol Airport is within 7.5 miles, access to the M5 within 6.7 miles from either Jct 20 (Clevedon) or Jct 21 (St Georges). The nearby Strawberry Line provides good opportunities for off road cycling and walking between Yatton and Cheddar.



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 our office take the B3133 High Street and continue for 0.3 miles, turning left onto Park Road and continue along for 0.2 miles. As Park Road bears around to the right, take the left turning to Homefield Road, and continue to the end (ignoring the left turn to Dickenson’s Grove). At the end of Homefield Road turn left to Cadbury Square, and number 6 is on the left in the far corner.

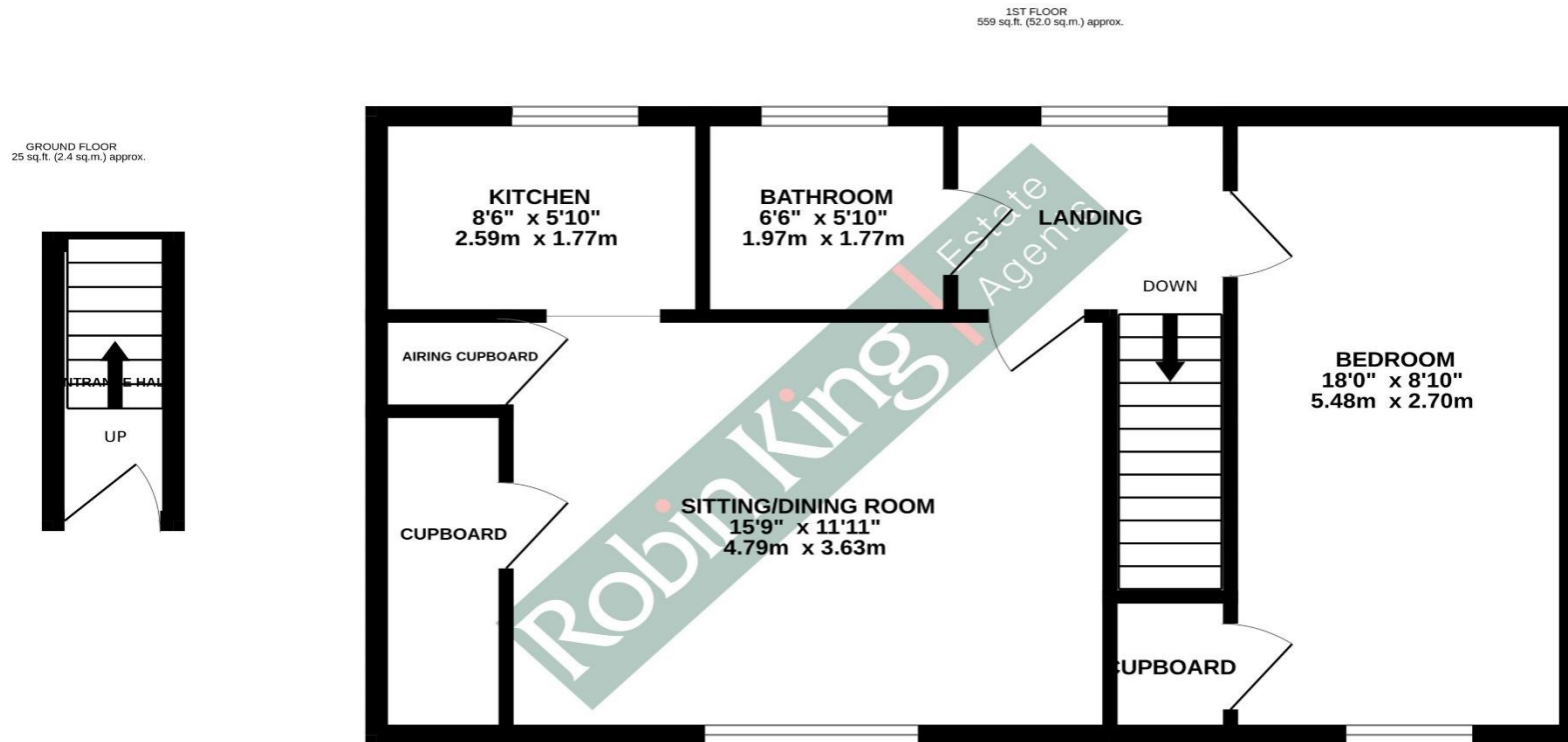
SERVICES – Mains electricity and drainage, night storage heating

EPC RATING – D

TENURE - Leasehold – Lease 125 years from 01.01.1987 – 89 years remaining

ANNUAL SERVICE CHARGE – Approx £550

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Council Tax Band B £1,526.78 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 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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