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## 24 Stonewell Grove, Congresbury, BS49 5DR

**Semi-detached 3 bedroom village home within easy walk of amenities**

**Lounge with feature fireplace and gas coal effect fire**

**Kitchen\breakfast room with good range of units and integrated appliances**

**Conservatory overlooking the garden**

**2 double and 1 single bedroom upstairs**

**Modern family bathroom**

**Garden with decked seating areas and lawn**

**Ample parking and single garage**

**Gas central heating\double glazing**

**No onward chain**

This semi-detached house is situated in an ever popular area of the thriving village of Congresbury with shops and countryside within an easy walk. Having 3 bedrooms and the bonus of a conservatory, it is sure to appeal to families and those looking for a conveniently situated home.

Enter via the enclosed porch with tiled floor and into the hallway with wood effect flooring and under stairs cupboard. From here is the lounge with window to the front and feature fireplace with coal effect gas fire.

The kitchen\breakfast room has a good range of light wood effect wall and floor cupboards with marble effect laminate worktops and attractive tiling. It has those added extras of corner spin storage, feature fitted shelving and drawer units and pull out larder. There is an integrated dishwasher and fridge, also a cooker hood and space for a cooker and washing cooker. There is room for a breakfast bar or table. A door gives access to the side. Patio doors lead from the dining area into the Conservatory. The tiled floor, gas wall heater, full length windows to 2 walls and doors to the garden make this a really useful addition.

Stairs lead to the first floor, lovely and light from the landing window where there is an airing cupboard. There are two double and one single bedroom. The bathroom has a modern suite with P-shaped bath with shower over and screen, pedestal basin and W.C. it is partly tiled with crisp white tiles and has a heated towel rail and two windows.







Gardens to the front have driveway parking for 2 to 3 cars with a stone chipped area providing further parking and a small area with shrubs. The single garage has an up and over door and pedestrian access to the rear. Gardens to the rear are fully enclosed with fence and hedging. There is a lawn area and decked seating areas. There is also a shed to the side.

Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton, just 2 miles distance. There is easy access to the M5 motorway at Clevedon and St. Georges. The countryside around offers hosts of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and outdoor pursuits centre, all within easy reach. The friendly village contains a variety of independent shops and educational opportunities are very good with Primary schooling within the village and secondary education at the Outstanding Churchill Academy.

**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** – On leaving Robin King’s office in Congresbury turn right onto the B3133 towards Langford, go along the High street, past the shopping precinct and turn right into Stonewell Lane, then right into Stonewell Drive, left into Stonewell Park Road, then right into Stonewell Grove.

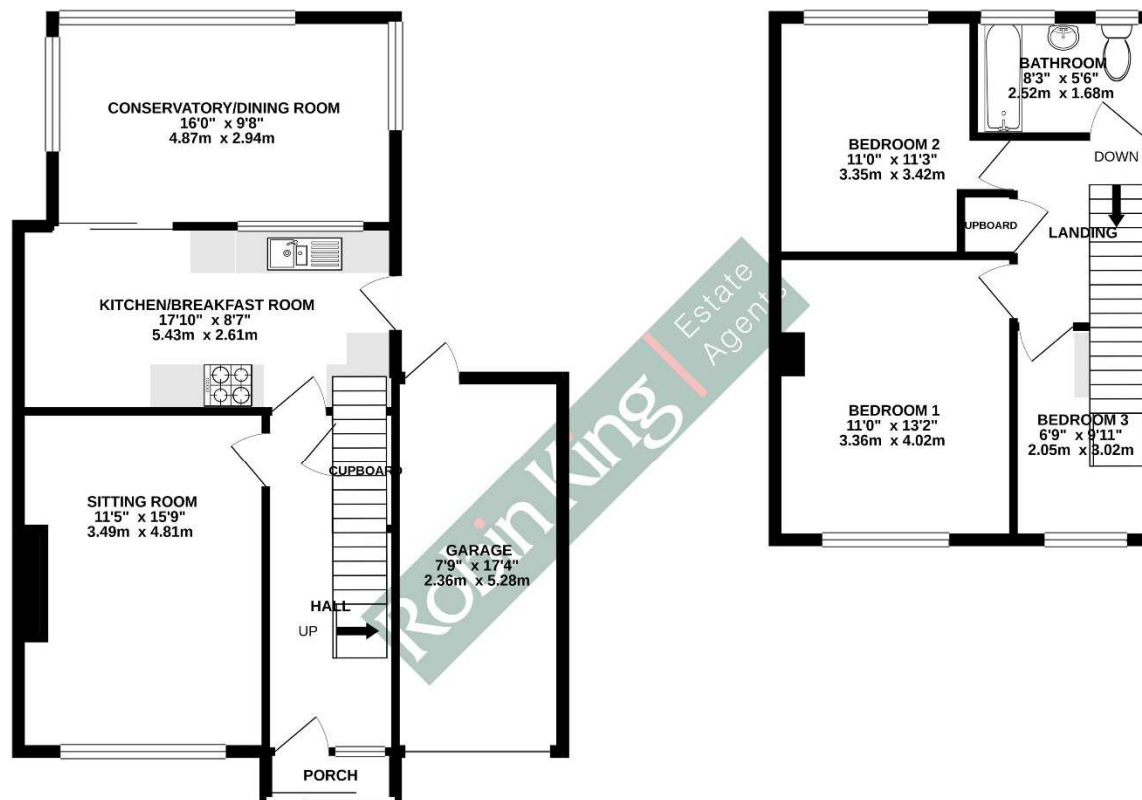
**SERVICES** – All mains services

**LOCAL AUTHORITY** – North Somerset District Council – Band D £1815.44 (2020/21) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

**ENERGY RATING** - D

GROUND FLOOR  
720 sq.ft. (66.9 sq.m.) approx.

1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 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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