



**Robin King** | Estate Agents

## 21 STONEWELL DRIVE, CONGRESBURY, BRISTOL, BS49 5DW

**Family home in this popular village**

**Easy walking distance to both shops and primary school**

**Sitting room with gas fire**

**Dining room with patio doors**

**Well fitted kitchen with built-in oven and hob**

**Utility/work space**

**3 bedrooms**

**Family bathroom**

**Large garden to the front and enclosed rear garden**

**Garage and ample off street parking**

**'Outstanding' Churchill School catchment area**

This semi-detached home is ideally situated for families, with a level, safe walk to primary schooling and close proximity to the park and village cricket ground. It is also extremely convenient for the village shops which provide all your everyday needs.

The recessed and sheltered front door leads into the entrance hall, off which is the spacious sitting room with a gas fire set into a stone fireplace. This leads through to the dining area, which has patio doors on to the rear garden.

The kitchen is fitted with an excellent range of units with a built-in oven and hob. There is a door through to the large utility room/workspace, which is a useful extra space.

To the first floor, there are 3 bedrooms, bathroom with bath with shower over and a separate W.C.







To the front, there is a garage and ample off street parking and a spacious front garden which is lawned and has a brick paved pathway. The rear garden has a patio and lawn.

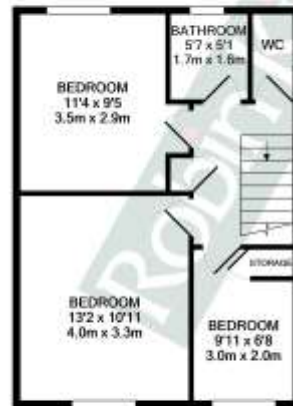
Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton, just 2 miles distance. There is easy access to the M5 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 and Sixth Form.

**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



GROUND FLOOR  
APPROX. FLOOR  
AREA 603 SQ.FT.  
(55.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 430 SQ.FT.  
(39.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1032 SQ.FT. (95.8 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for 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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**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, turn right into Stonewell Drive where the property will be found to the left hand side.

**SERVICES** – all mains services

**LOCAL AUTHORITY** – North Somerset District Council  
 – Tel 01934 888144 – Band D £1,815.44 (2020/21) \*  
 Bandings for properties altered/extended since 1st April 1993 could be subject to review.