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19 HILL PARK, CONGRESBURY, BRISTOL, BS49 5BT

Semi-detached village home in an elevated position

Walking distance to village amenities

Sitting room with woodburning stove and dining area

Kitchen

Downstairs cloakroom

2 spacious bedrooms

Family bathroom

Pretty gardens to front and rear

Driveway parking and garage

'Outstanding' Churchill School catchment area

This spacious semi-detached home in Congresbury is situated in an elevated position affording lovely views and a feeling of open space.

The porch gives access into the entrance hall, then through to the sitting room which is a lovely family room with woodburning stove and French doors to the garden. There is a dining area off, with an opening through to the kitchen which has a good range of units and an understairs pantry cupboard.

A rear lobby is a useful space which leads out to the garden. There is also a downstairs cloakroom.

To the first floor there are 2 double bedrooms and a family bathroom.





There is driveway parking plus a garage to the front of the property, plus pretty gardens to both front and rear.

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.



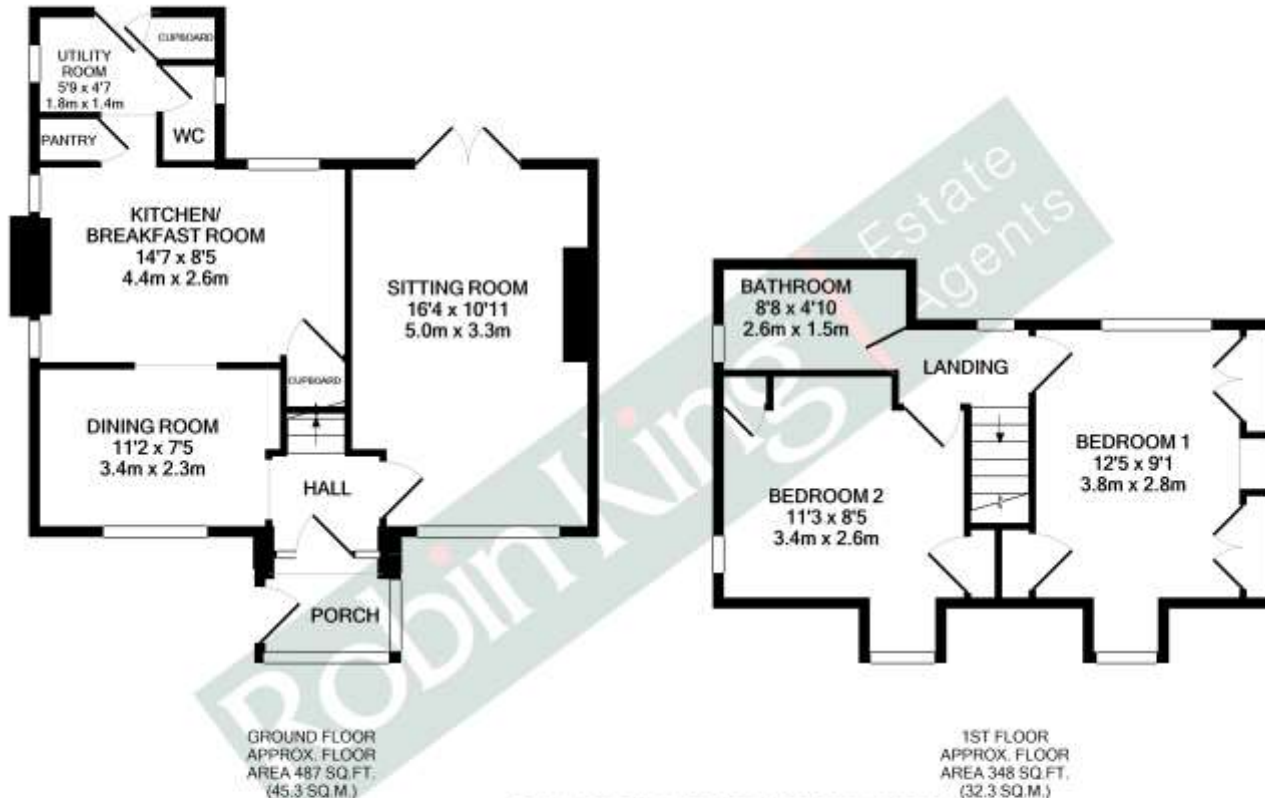
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Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance 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 the Robin King offices, turn right at the traffic lights. Take the right turn onto Kent Road, right again into Southlands Way, continue up and Hill Park will be found to the left at the crossroads with the property straight ahead of you.

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band C £1,613.72 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL APPROX. FLOOR AREA 835 SQ.FT. (77.6 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 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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