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32 YEW TREE PARK, CONGRESBURY, BRISTOL, BS49 5EP

Spacious and versatile detached property

Easy walk to village amenities

Corner position

30' sitting room

Study/ground floor bedroom

Bathroom and shower room to the ground floor

3 double bedrooms to first floor

W.C. to the first floor

Garage, carport and ample parking

'Outstanding' Churchill School catchment area

No onward chain

This spacious property is situated in a corner position in this popular village location which is within easy walking distance of amenities including the shops and primary school. It is sought after for family living in this vibrant village and if offered to the market with no onward chain.

The porch leads into the generous hallway, off which the principal rooms lie. There are both a full family bathroom and a shower room to this floor and there is a ground floor bedroom/study/playroom, making this a very versatile property with possibilities for multi-generational living if desired.

The main sitting room measures 30' and has the benefit of patio doors on to the garden. This leads through to the kitchen, which would benefit from some updating, or indeed could be reconfigured with the sitting room to make a modern open plan space.

To the first floor, there are 3 double bedrooms and a W.C., with potential to create a bathroom utilising the large landing space.





There is ample parking, carport and a garage to the front of the property and the gardens wrap around the house, which sits on a corner plot. The rear garden is generous in size and is mainly laid to 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:

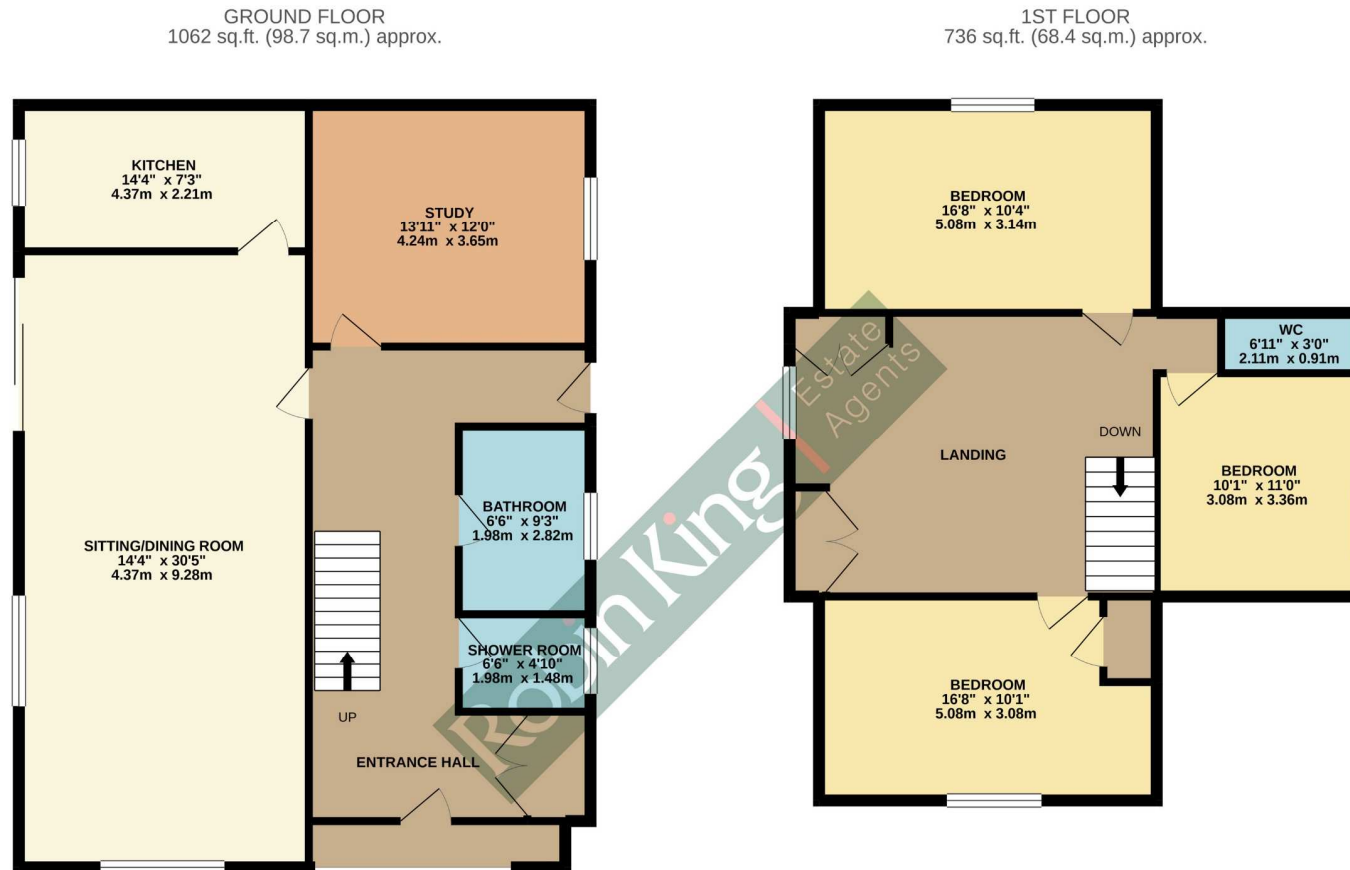
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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

DIRECTIONS – From Robin King Estate Agents office in Congresbury, turn right on to the High Street, B3133. Continue past the shopping precinct, then take the right hand turning into Yew Tree Park, where the property will be found to the right hand side.

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Band F £2,622.30 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

ENERGY RATING - D



TOTAL FLOOR AREA : 1798 sq.ft. (167.1 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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