



UNITED KINGDOM
PROPERTY
AWARDS
REAL ESTATE

in association with
GAGGENAU

★★★★★
BEST REAL ESTATE
AGENCY SOMERSET
Robin King Estate Agents

2014-2015

Gold
**The Negotiator
AWARDS 2014**
Regional Agency
of the Year: South West

Robin King | Estate Agents

15 SHEPPYS MILL, CONGRESBURY, BRISTOL, BS49 5BY

Semi-detached home exclusively for the over 60's

Accommodation of approximately 856 sq ft

Set in the popular village of Congresbury

Sitting room

Conservatory

Kitchen

Downstairs shower room

2 bedrooms

First floor bathroom

Allocated parking space

Enclosed rear garden

No onward chain

Management fee payable

This 2 bedroom semi-detached home for the over 60's comes under the professional management of Kingsdale, who are responsible for all repairs and maintenance of common areas including landscaped garden and external repairs. This small retirement development is convenient for busses into Bristol and Weston-super-Mare and there is a Tesco Express nearby.

The front porch leads into the hallway, then to the right is a shower room with shower cubicle, wash hand basin and W.C.

To the left of the hall is the kitchen with a good range of units and then to the rear of the property is the spacious sitting room with a fireplace housing an electric coal effect stove. There are patio doors into the conservatory which is a lovely addition to the property looking over the rear garden.

Stairs off the hall lead to the half landing with a window to the front and then up to the landing with rooflights to the front.

There are 2 bedrooms and a bathroom to this floor.





There is an allocated parking space and a pathway to the front and round to the rear garden, which is attractively landscaped with shrub borders, lawn with stepping stone path up to a patio area at the top of the garden.

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.

Important Notice:

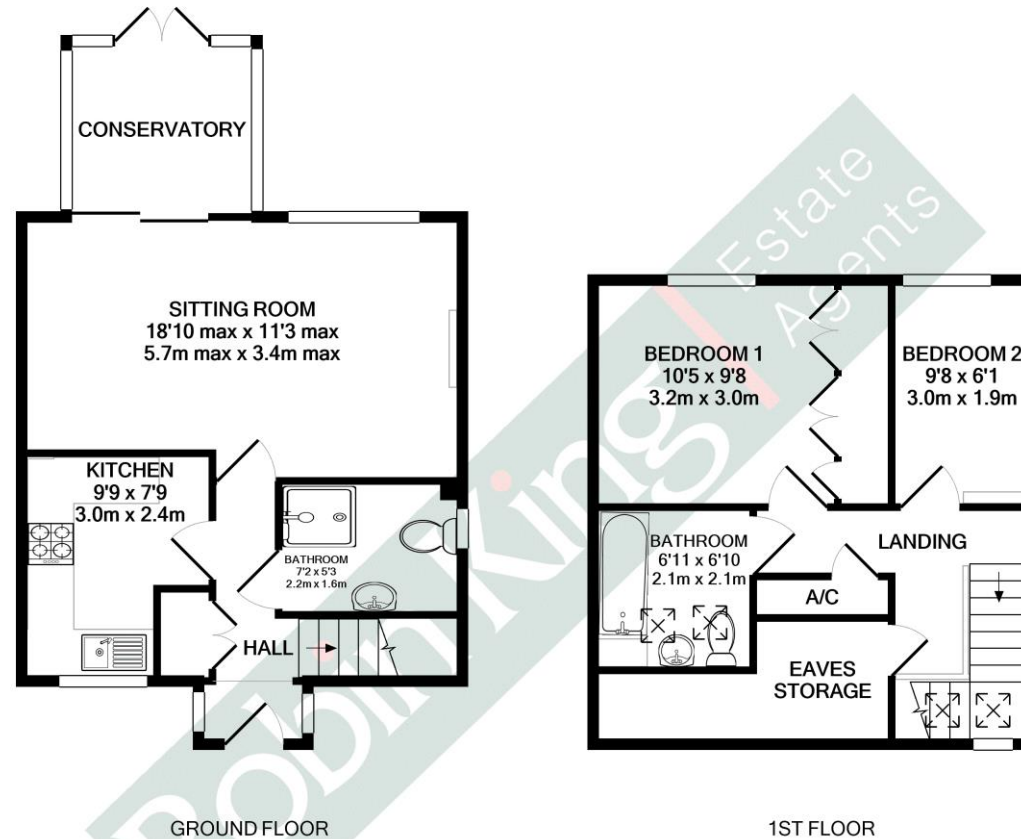
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 in Congresbury, turn right at the traffic lights and proceed towards Bristol, at the next set of lights, turn right into Smallway, then left into Sheppys Mill where the property will be found at the end of the cul-de-sac

SERVICES – electricity, mains water and drainage, no gas. Management fee payable.

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

ENERGY RATING - E



TOTAL APPROX. FLOOR AREA 856 SQ.FT. (79.5 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
Made with Metropix ©2020

1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT