



SUNNYMEADE, BRINSEA BATCH, CONGRESBURY, BRISTOL, BS49 5JR

Detached 1940's property situated in a semi-rural location on the edge of Congresbury

Huge potential to refurbish or extend the property (subject to permission)

Sitting in a plot of approximately 0.6 acres

2 reception rooms, both with open fires

Kitchen

Conservatory

3 bedrooms

Bathroom

Ample off street parking

Semi-rural location

'Outstanding' Churchill School catchment

No onward chain

Set in a semi-rural location close to Congresbury village, this 1940's detached home has huge potential to put your own stamp on a property and would benefit from significant updating. There is plenty of scope to extend (subject to any necessary permissions), with the property sitting in a generous plot of approximately 0.6 acres.

A lean-to porch/potting shed leads into the hallway where there is an understairs cupboard. The sitting room has a feature fireplace with open fire and with a side and front aspect.

There is a second reception room, which could be used as a dining room and also has an open fire.

The kitchen has a tiled floor, inset range cooker, range of units and a pantry and leads through to a further room which could be re-configured with the kitchen to form a great family kitchen space.

Leading off here and also accessed from the sitting room is a large conservatory with a pleasant aspect over the garden.

Stairs off the hall lead to the first floor where there are 3 bedrooms and a bathroom. There are countryside views from the first floor.





Driveway access provides parking and leads through double gates to a further parking area and garage. There is also a further vehicular access (currently blocked). The front garden is well screened from the road and there are storage sheds. The rear and side garden gives plenty of scope to become a gardener's paradise, with lawn, greenhouses and an orchard area at the end 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 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



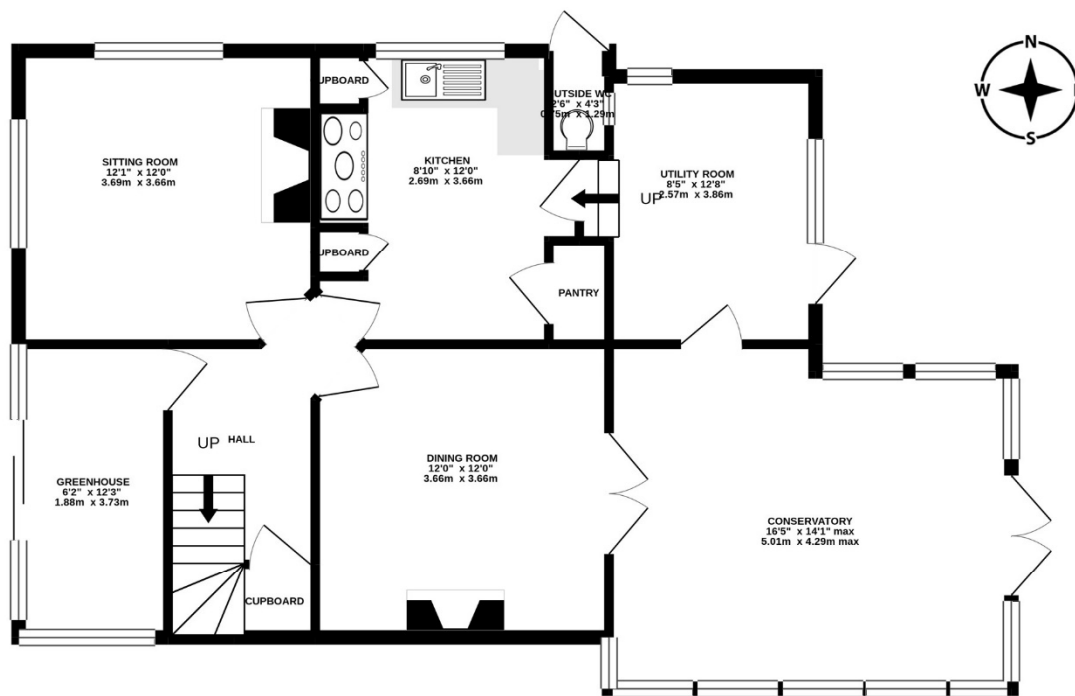
DIRECTIONS – From the Robin King office turn right heading out of Congresbury onto the High Street B3133, turn right into Brinsea Batch and continue for approximately ¼ of a mile where the property will be found to the left hand side just past the turning for Mendip Spring Golf Club.

SERVICES – no mains gas, private drainage.

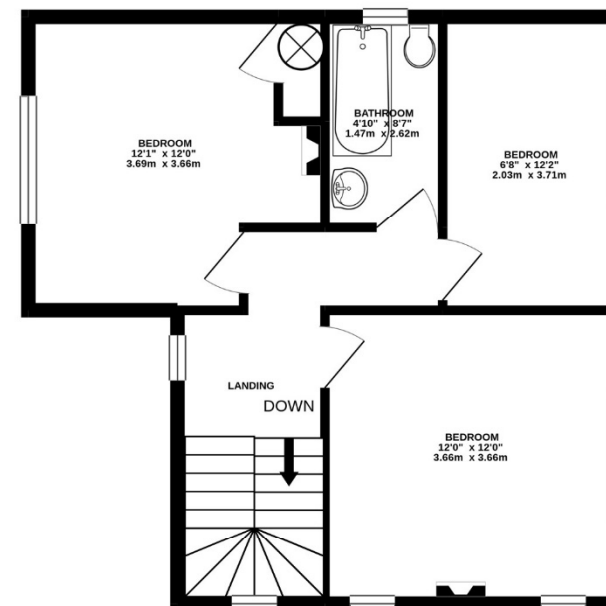
LOCAL AUTHORITY – North Somerset District Council – Band E £2,218.86 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

ENERGY RATING - F

GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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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