



  
 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

## 16 PAULS CAUSEWAY, CONGRESBURY, BRISTOL, BS49 5DH

**Semi-detached cottage dating back to circa 1887 in the heart of the village**

Built in 1887, Little Careys Cottage is situated in the conservation area of this popular North Somerset village with amenities on your doorstep including the Old Inn next door. With character and charm the property has been refurbished over time and now offers the perfect village home.

**Charmingly updated, yet retaining the character of its era**

**Good size sitting/dining room with a gas 'woodburning' stove**

The property is entered into the sitting room and the stylish interior is evident with the wood veneer flooring which runs through to the dining area. Two windows with leaded lights overlook the front and a further 2 to the side. There is a feature fireplace with a gas 'woodburning' stove.

**Well fitted kitchen/breakfast room with integrated appliances**

Continue through into the bright stylish kitchen with white gloss finish units and tiled surrounds. The hob and cooker are integrated and there is space for a fridge/freezer and plumbing for a dishwasher. A large window has a pleasant outlook over the rear garden and the adjacent utility room has plumbing for a dishwasher and washing machine and space for an additional fridge/freezer plus a range of fitted cupboards with worktops and sink. There is also a handy downstairs cloakroom.

**Utility room and downstairs cloakroom**

**2 bedrooms to the first floor, 1 with dressing room off**

Stairs lead from the sitting room to the first floor where there is a modern bathroom with boiler fed shower over the bath and 2 double bedrooms, one of which has the addition of a dressing room off.

**Family bathroom**

**Attractive, enclosed rear garden**

**Store**





To the front there is a driveway and store, handy for bikes and bins (7'2x6'5), which leads through to the utility room. The rear garden is a charming area which includes an outside bar area complete with electrics there is also a patio and paving and a few steps leading up to the lawn. There is a useful workshop/garden shed with electrics and two further wooden garden storage units. There is also an outdoor bar with full electrics and plumbing.

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:**

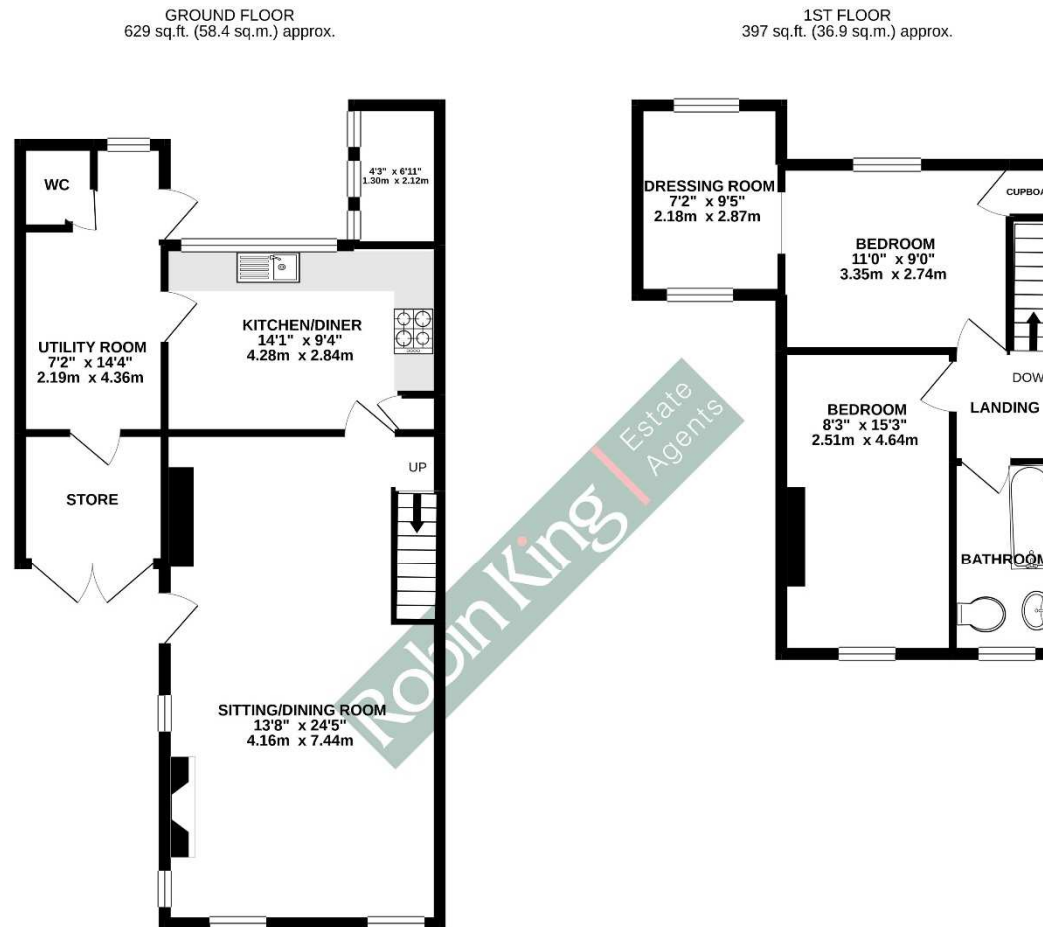
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 – upon leaving Robin King’s office, turn right and at the T-junction turn left and the cottage is a short distance on the left hand side.

SERVICES – all mains services

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

ENERGY RATING - D



TOTAL FLOOR AREA: 1025 sq.ft. (95.3 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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