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## 19A KENT ROAD, CONGRESBURY, BRISTOL, BS49 5BD

**Contemporary designed mews house**

**Village location, easily accessible to Bristol**

**Investment opportunity with tenants in-situ to June 2022**

**Sitting/dining room with arch to sun room**

**Fitted kitchen with integrated appliances**

**Downstairs cloakroom**

**Four bedrooms including master with ensuite**

**Family bathroom**

**Off street parking**

**Gas central heating**

This modern four bedroom home has been built in an attractive mews style and provides spacious accommodation. The property has tenants in-situ until June 2022 and therefore presents an ideal investment opportunity for those looking for a buy-to-let property.

The front door leads into the entrance hall where you will also find a downstairs cloakroom. Continuing through, you come to the sitting/dining room, which has an archway to a further 'garden room' sitting area with French doors on to the rear garden.

The kitchen is well fitted with a good range of units and integrated appliances.

To the first floor there are four bedrooms, including an ensuite main bedroom. There is also a family bathroom.





To the front there is a car port providing parking for 1 car. The rear garden is terraced and enclosed with a patio and 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:**

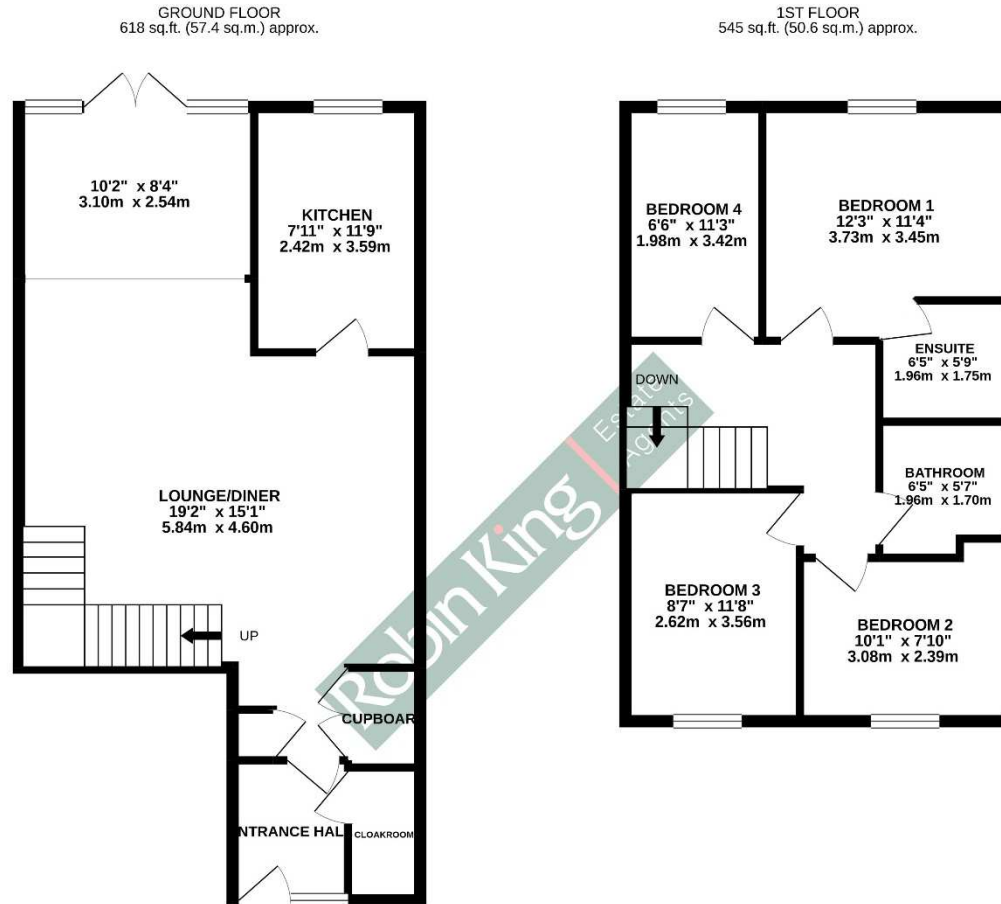
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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’s office in Congresbury, turn right on to the A370, then first right again into Kent Road. The property will be found to the right hand side close to the end of the road.

**SERVICES** – all mains services

**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** - C



TOTAL FLOOR AREA: 1163 sq.ft. (108.0 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. The 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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