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 2014-2015

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

Robin King | Estate Agents

5 SHEPPYS MILL, CONGRESBURY, BRISTOL, BS49 5BY

Terraced home exclusively for the over 60s

Accommodation of approximately 703 sq ft

Set in the popular village of Congresbury

Sitting/dining room

Conservatory

Modern fitted kitchen

Downstairs shower room

2 bedrooms

First floor bathroom

Allocated parking space

Rear garden

No onward chain

Management fee payable

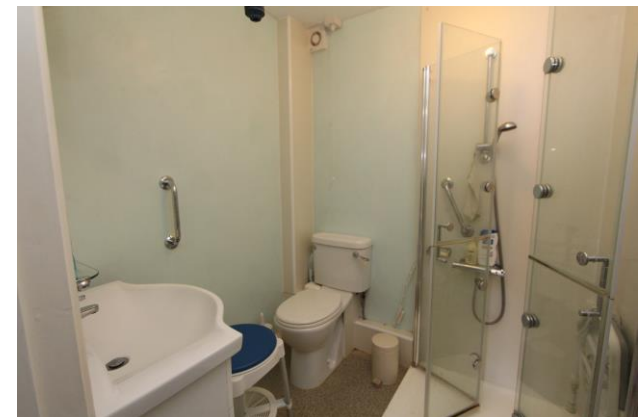
This 2 bedroom terraced home for the over 60s comes under the professional management of Kingsdale, who are responsible for all repairs and maintenance of common areas including gardening and external repairs. This small retirement development is convenient for public transport into Bristol and Weston-super-Mare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

The front porch leads into the hallway, and straight ahead is a shower room with walk-in shower cubicle, W.C. and wash hand basin.

To the right is the sitting/dining room with window to the front and access into the conservatory at the rear of the property.

The modern kitchen is off the dining area and is well fitted with a built-in hob and plumbing for washing machine, there is also space for a fridge/freezer.

Stairs off the hall lead to the first floor landing where there is an airing cupboard. There are 2 double bedrooms, 1 to the front and 1 to the rear plus a bathroom with bath, W.C., and wash hand basin.





There is an allocated parking space and a pathway to the front door. The rear garden has a patio with inset flower bed and a small garden shed. There is a walkway along the rear for maintenance.

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 distant. 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:

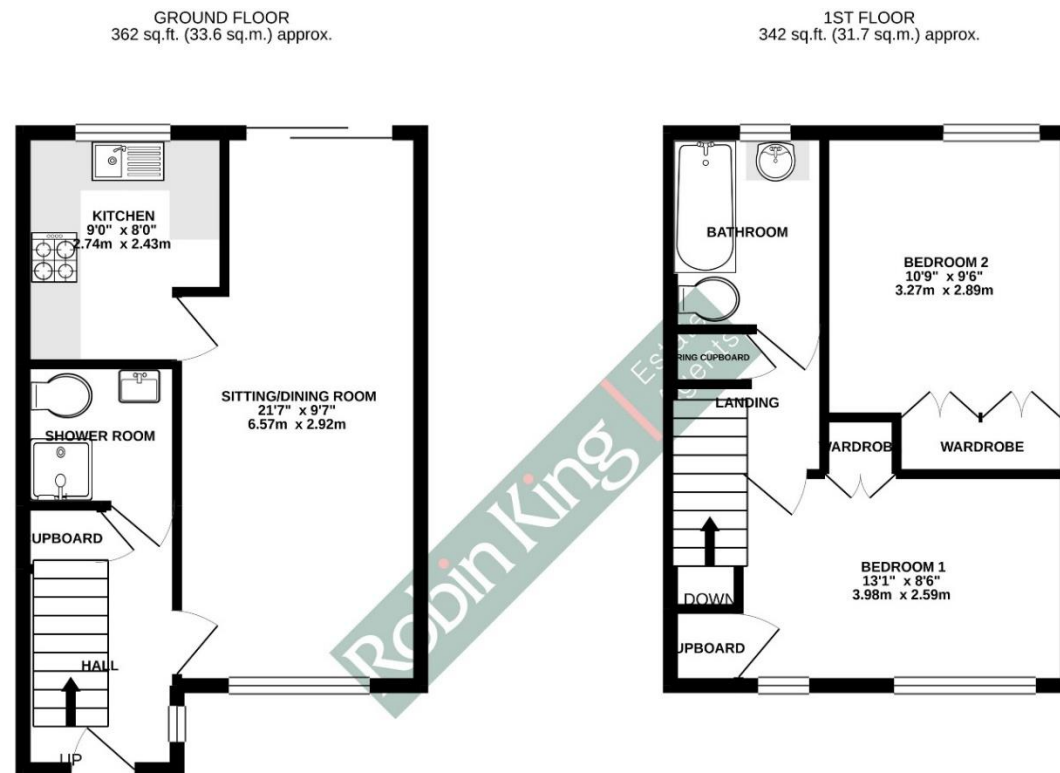
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract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

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

LOCAL AUTHORITY – North Somerset District Council – Band C £1,690.26 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

ENERGY RATING -



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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