



## 15 HILL PARK, CONGRESBURY, BRISTOL, BS49 5BT

**Semi-detached village home in an elevated position**

**Walking distance to village amenities**

**Sitting room with contemporary gas fire**

**Spacious kitchen/dining room**

**Downstairs shower room**

**Ground floor bedroom**

**Generous conservatory**

**Loft bedroom with ensuite**

**Ample parking to the front plus garage**

**Churchill School catchment area**

**Suitable for cash buyers only**

**No onward chain**

This spacious semi-detached home in Congresbury is situated in an elevated position affording lovely views and a feeling of open space. The property is suitable for cash buyers only as there is evidence of structural movement and it is unlikely to be mortgageable.

Steps give access into the entrance hall, then through to the sitting room which is a lovely sized room with a contemporary styled gas fire and view to the front.

To the rear of the property is a spacious kitchen/dining room, which has a good range of units, space for a range cooker, plumbing for washing machine, breakfast bar and a dining area. A large conservatory leads out on to a decked area of garden and there is an interior door into the garage.

To the first floor there is a loft room with Velux rooflights, which has an ensuite shower room off.





There is ample driveway parking to the front of the property plus a carport and garage. The rear garden is mainly decked.

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

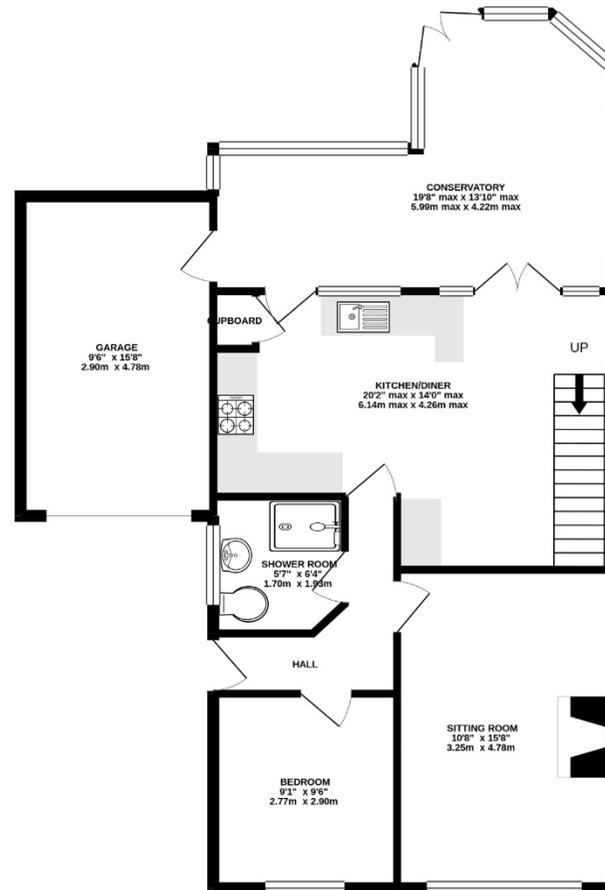
**DIRECTIONS** – from the Robin King offices, turn right at the traffic lights. Take the right turn on to Kent Road, right again into Southlands Way, continue up and Hill Park will be found to the left at the crossroads. Turn left at the ‘T’ and the property will be to the right.

**SERVICES** – all mains services

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band C £1,690.26 (2021/22) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

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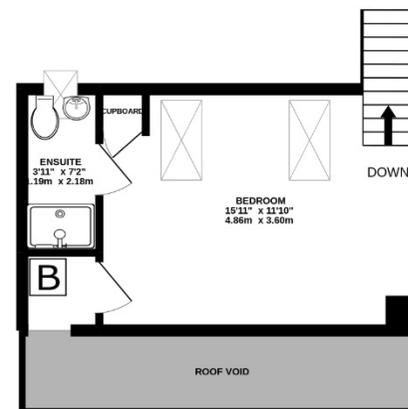
GROUND FLOOR  
911 sq.ft. (84.6 sq.m.) approx.



TOTAL FLOOR AREA: 1152 sq.ft. (107.0 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. 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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1ST FLOOR  
241 sq.ft. (22.4 sq.m.) approx.



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**Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT**