



UNITED KINGDOM  
PROPERTY AWARDS  
REAL ESTATE  
in association with  
**GAGGENAU**  
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BEST REAL ESTATE  
AGENCY SOUTH WEST  
Robin King Estate Agents  
2014-2015

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

**Robin King** | Estate Agents



## 25 STONEWELL PARK ROAD, CONGRESBURY, BRISTOL, BS49 5DP

**Popular location in a quiet road on the edge of Congresbury village**

**Calm neutral colour scheme and sense of space**

**Well equipped kitchen with separate utility room**

**2 double bedrooms, 1 single bedroom/home office**

**Sunny conservatory overlooking enclosed rear garden**

**Generous decking area ideal for al fresco dining**

**Quiet location overlooking Congresbury football club pitch and open fields beyond**

**Easy walk to wide-ranging village amenities**

**Within catchment area for Churchill Academy**

**Good commuter links to Bristol and beyond**

**No onward chain**

A spacious 3 bedroom semi detached property with established gardens to front and rear in a quiet location in a popular North Somerset village. The property is well presented, with a calm neutral colour scheme throughout, exuding a sense of space and relaxation.

The property sits towards the end of a quiet, popular road adjacent to Congresbury Football Club pitches and playing fields beyond. To the front is a garden with an interesting range of shrubs, lawn and gravel, along with a block paved driveway parking for 2 cars and a single garage.

Downstairs is a light and airy sitting room leading through to the dining room, off which the conservatory is accessed via a sliding door. Light streams in, providing a sense of tranquility and relaxation, and double doors lead onto a generous decked area. There is a well fitted kitchen with a NEFF double oven, and a utility room beyond, along with a downstairs cloakroom. A door provides access to the integrated garage, which includes various fitted shelves, ideal for DIY projects.

Upstairs are 2 double bedrooms, each with a range of fitted cupboards and drawers, along with a single bedroom/home office. A contemporary bathroom with luxurious corner bath completes the accommodation.

The pretty rear garden features a lawn along with a variety of mature and established shrubs including climbing roses and clematis. The generous decking area provides a wonderful area for al fresco dining and a path leads to the rear garden gate which provides access to Drove Road, a track that runs along the rear of the property.





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 Weston-Super-Mare, 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 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:**

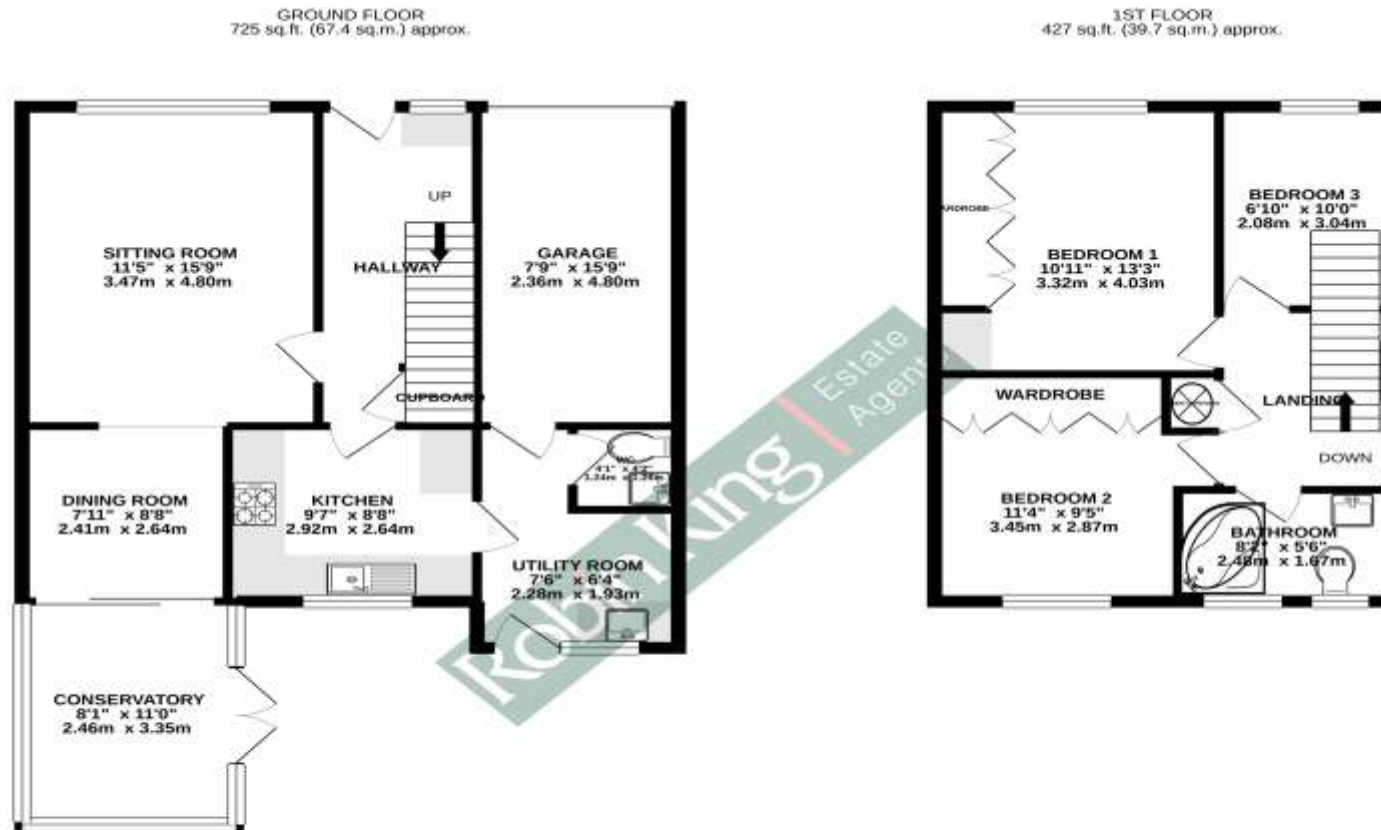
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 our office in Congresbury, turn right onto High St/B3133 and follow the road to the shopping precinct on the right, taking the first right turn at the Co-op onto Stonewell Lane. Take the first right onto Stonewell Drive then first left onto Stonewell Park Road. Continue round to the right and the property is on the left-hand side.

**SERVICES** – Mains water, gas, electricity, drainage

**ENERGY RATING** – TBC

**LOCAL AUTHORITY** – North Somerset District Council – Band D £1901.53 (2021/22) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



**TOTAL FLOOR AREA:** 1153 sq. ft. (107.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurement of doors, windows, corners 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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