



19 SHEPPYS MILL, CONGRESBURY, BRISTOL, BS49 5BY

Exclusively for over-55s

Recently installed wet room

Single bedroom/additional reception room with direct patio door access to communal garden area

Kitchen/breakfast room

Allocated parking space

Near amenities of Congresbury

No onward chain

Leasehold - 999 years from 01.01.1988

Monthly service charge 2021/22 - £158.13

19 Sheppys Mill is a 2 bedroom ground floor flat with an allocated parking space within a popular retirement housing development in Congresbury.

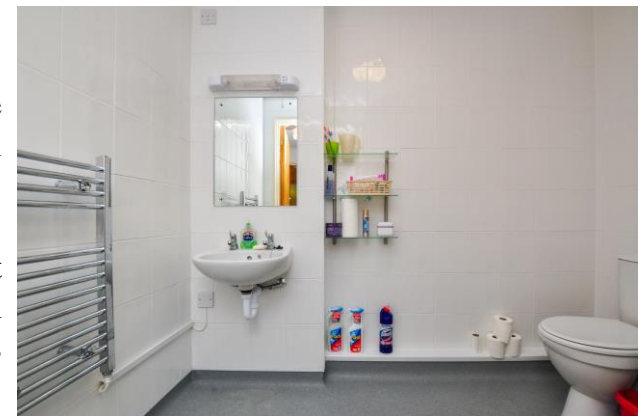
The property has been recently updated with a wet room installation, with good lighting and an easy to operate electric shower. There are 2 bedrooms; the spacious principal bedroom has 3 fitted cupboards, and the single bedroom has direct access through a patio door down 2 shallow steps (with side rails) to the communal garden beyond, which includes a whirligig washing line. Depending on requirements, bedroom 2 could be used as an additional reception room/snug or home office.

The dual aspect sitting/dining room has an electric fire with wooden mantelpiece surround and leads into the well-planned kitchen/breakfast room with a good range of wall and base units, a 1½ sink, plumbing for a washing machine and space for a free-standing fridge/freezer and a breakfast table. Two hallway cupboards complete the accommodation.

Outside

The property has an allocated parking space to the side of building, and enjoys use of the communal gardens.

The property is under the professional management of Kingsdale Group Ltd, who are responsible for all repairs and maintenance of common areas including gardening and external repairs.





Location

This small retirement development is convenient for public transport into Bristol and Weston-super-Mare and there is a Tesco Express nearby. 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 mainline railway services are available from Yatton station, just 2 miles distant. There is easy access to the M5 motorway at Jct 20 Clevedon and Jct 21 St. Georges. The surrounding countryside around offers activities including glorious walks from the doorstep, riding, golf, sailing and fishing, all within easy reach. The friendly village contains a variety of amenities including a recreation ground, a church, pharmacy, hairdresser's, a post office, butcher's, cafes and pubs.



Important Notice:

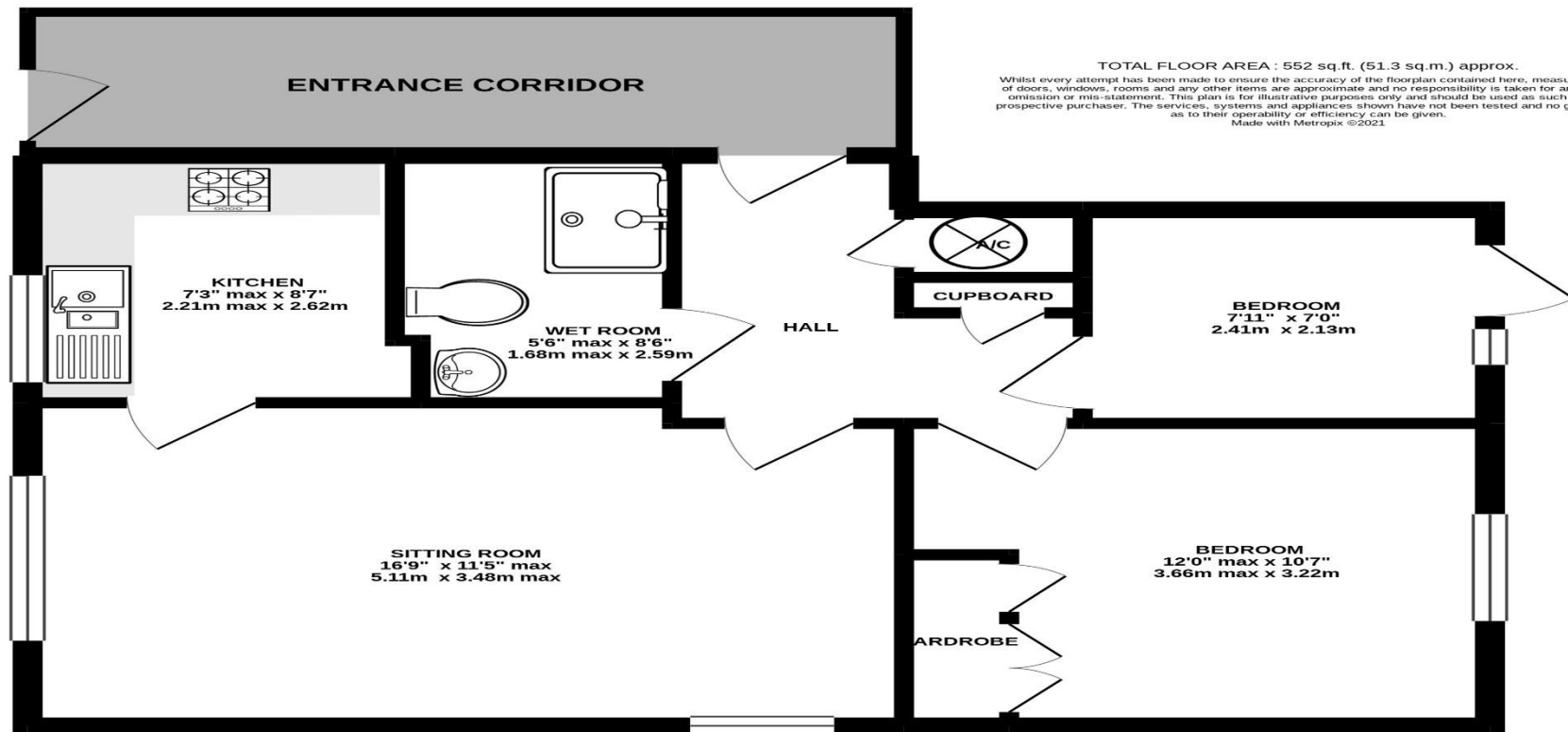
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract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

SERVICES – electricity, mains water and drainage, no gas. Management Fee payable. Night storage heating EPC - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band B £ (2019/20) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

GROUND FLOOR 552 sq.ft. (51.3 sq.m.) approx.



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