



**70a Park Road**  
**Congresbury, Bristol, BS49 5HH**

**Robin King** | Estate  
Agents

## 70A PARK ROAD, CONGRESBURY, BRISTOL, BS49 5HH

A 4 double bedroom single storey detached property with a private driveway, ample parking and a double garage and wonderful rear garden in a popular village location

- Approx 1,724 sq ft free-flowing flexible accommodation
- Principal bedroom with en-suite bathroom
- Large utility/laundry room
- 2.5 miles from Yatton station for mainline railway services (London Paddington from 114 minutes)
- No onward chain

70A Park Road is a well presented family home in a secluded location convenient for the many village amenities of Congresbury. Characterised by a light, neutral colour scheme throughout, the accommodation is light and airy.

The sitting room includes a patio door opening onto a terraced area with a pond providing natural interest. Steps lead down to the sunny dual aspect dining room, from which there are lovely garden views and additional patio door access to the terraced garden area. The kitchen/breakfast room incorporates a good range of cream wooden wall and base units including some handy carousel corner cupboards. There is a 1½ sink and space for a dishwasher: integrated appliances include a larder fridge, a double oven and an AEG halogen hob with extractor over. The family bathroom includes a bath and separate shower enclosure. The principal bedroom is fitted with a good range of wardrobes and a generous en-suite bathroom, and there are a further 3 good sized bedrooms, 2 with fitted wardrobes. Beyond the bedroom accommodation is the very spacious utility/laundry room, fitted with a sink and a good range of wall and base units and space for a fridge/freezer and washing machine. A door to one end provides access to the integrated double garage, which has a small shelved/workshop area to one end and an electric up and over door. A separate door provides useful direct pedestrian access to/from the garage to the driveway beyond. To the other end of the utility/laundry room is a separate glazed door providing access to the garden.

**Outside** – to the front of the property is a generous private tarmac driveway with ample parking and various shrubs, bushes and trees. A wrought iron gate to the right provides paved access to the rear garden via a generous vegetable plot currently including rhubarb and various berry bushes, and there is also a shed. The rear garden is enclosed by rendered walls providing privacy and seclusion and





incorporates a wide terraced area with walled borders and a pond near the living and dining room patio doors. There is a large lawned area bordered by mature bushes and trees and a herbaceous border, which all combine to create a wonderful place to enjoy the surroundings.

**Location** - Congresbury is ideally located for both the commuter and the country lover, with easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline rail service is available from Yatton station, 2.5 miles away. The M5 is within 6.5 miles at either Jct 20 Clevedon or Jct 21 St. Georges. The surrounding countryside provides a wide range of activities including glorious walks, with riding, golf, sailing, fishing and an outdoor pursuits centre all within easy reach, as well as the popular Strawberry Line for off road cycling and walking opportunities between Yatton and Cheddar. The friendly village provides primary schooling and a variety of independent shops and amenities, with secondary education nearby at the Outstanding Churchill Academy and Sixth Form.

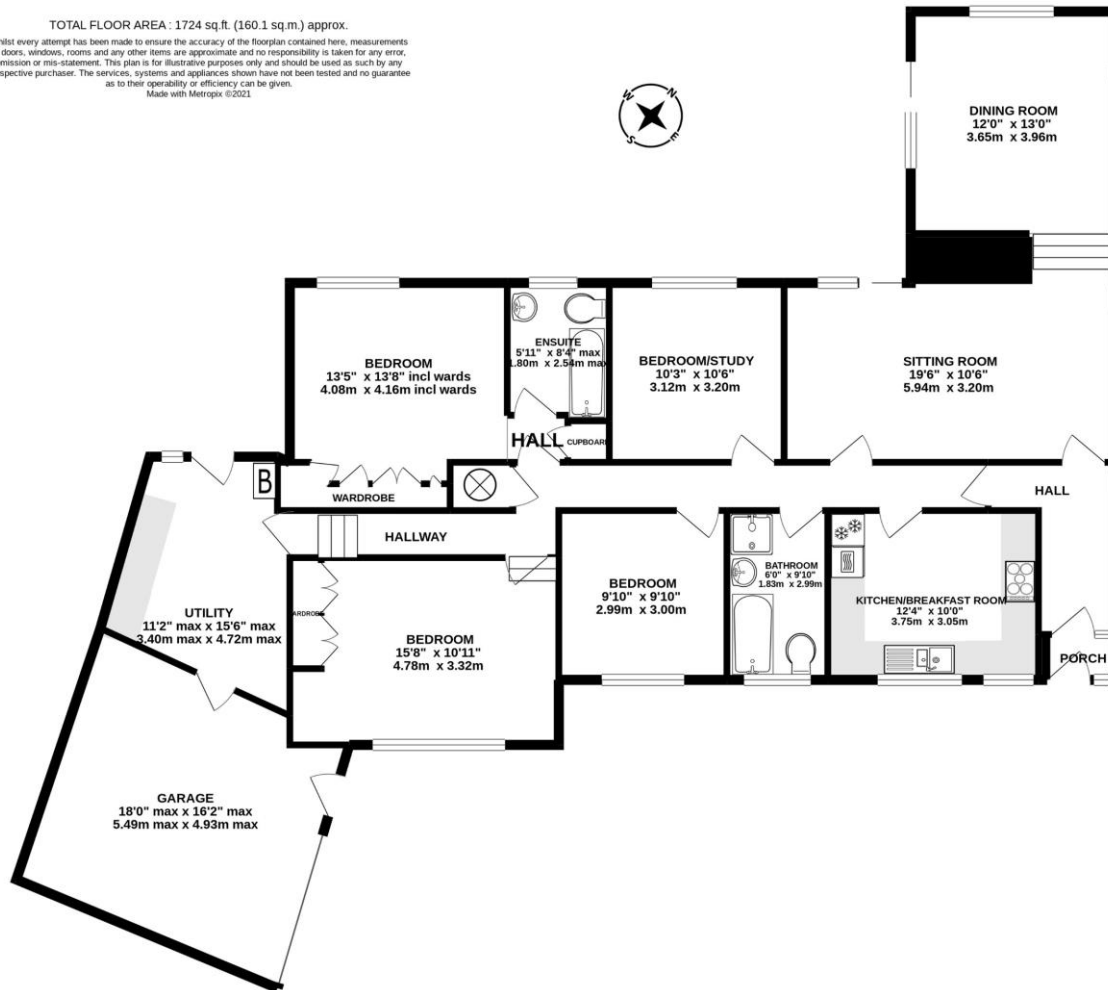


**Important Notice:**

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

## GROUND FLOOR 1724 sq.ft. (160.1 sq.m.) approx.

TOTAL FLOOR AREA: 1724 sq.ft. (160.1 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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**DIRECTIONS** – From our office take the High Street B3133 into the village and continue for 0.3 miles. As the shopping precinct appears ahead on the right, take the left hand turn into Park Road. Continue along Park Road, passing the right hand to Homefield, and 70a is on the right hand side, down a private driveway

**SERVICES** – All mains services are connected. The solar panels on the roof are owned outright by the vendor.

**EPC RATING - C**

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



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