



10 Sheppys Mill
Congresbury, Bristol, BS49 5BY

Robin King | Estate
Agents

10 SHEPPYS MILL, CONGRESBURY, BRISTOL, BS49 5BY

A well presented 2 double bedroom mid-terrace house with allocated parking in a popular residential development exclusively for residents aged over 55

- Approx 694 sq ft light and airy accommodation
- Superb contemporary kitchen with white gloss units
- Sitting/dining room with direct access to the private rear garden
- Downstairs shower room, upstairs bathroom
- Popular village location
- No onward chain

10 Sheppys Mill has been the subject of extensive updating and refurbishment and upon entry one is immediately struck by the contemporary neutral décor and the well planned, light and airy accommodation. The spacious ground floor sitting/dining room has a window to one end overlooking the front garden and a patio door off the dining area opens onto the private rear garden. For sunny days there is an electrically operated awning to the rear of the property, providing shade. The superb contemporary kitchen is fitted with a comprehensive range of white gloss base and wall units, with a ceramic hob with extractor hood above, and a wall-mounted oven. There is a plinth electric fan heater and space for a free-standing fridge/freezer and a washing machine and lovely garden views through the window. An understairs cupboard provides useful storage and there is a spacious ground floor shower room with electrically operated shower and a heated towel rail.

Upstairs there are 2 double bedrooms: one overlooks the front garden and has a fitted wardrobe in addition to a useful storage cupboard above the stairs, and light floods through the 2 bedroom windows. The principal bedroom includes a double fitted wardrobe and overlooks the pretty garden to the rear. There is a useful airing cupboard along with a contemporary bathroom with a shower over the bath and a heated towel rail.

Outside – The property has an allocated parking space nearby, with level access along a paved path that leads to the front door. There are communal gardens to the front of the property, and to the rear is the pretty, private garden enclosed by fences and bordered with well maintained mature shrubs, bushes and trees. An





outdoor tap and small storage shed assist the gardener, and the wide paved terrace in front of the patio door provides a wonderful place to sit and enjoy the surroundings.

Sheppys Mill is a small retirement development of 23 houses and flats exclusively for owners aged over-55. It is professionally managed by Kingsdale, who are responsible for all repairs and maintenance of common areas including gardening and external repairs. There is a £145 monthly service charge.

Congresbury is a popular village approx. 12 miles south west of Bristol. Comprehensive village facilities include shops, pubs, cafes, a post office and a pharmacy and there is regular public transport to Bristol. Mainline railway services are available within 2 miles from Yatton station (London Paddington from 114 minutes) and access to the M5 via junctions 21 or 20 within 6 miles. The nearby Strawberry Line footpath links Yatton and Cheddar and provides safe off-road opportunities for walking and cycling, and the beautiful surrounding countryside provides further outdoor activities including walking, fishing, golf and sailing.

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

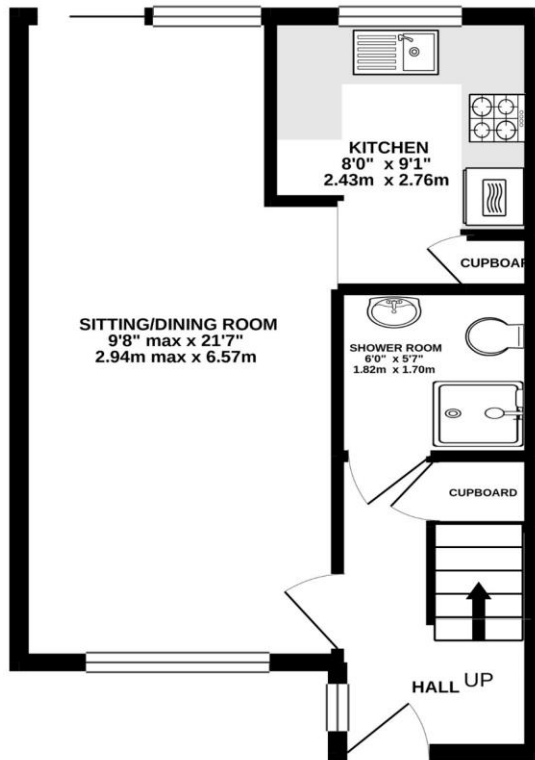


DIRECTIONS – From Robin King Estate Agents in Congresbury, turn right at the traffic lights and proceed towards Bristol, at the next set of lights turn right into Smallway, then left into Sheppys Mill where the property will be found on the right hand side. There is an allocated parking space.

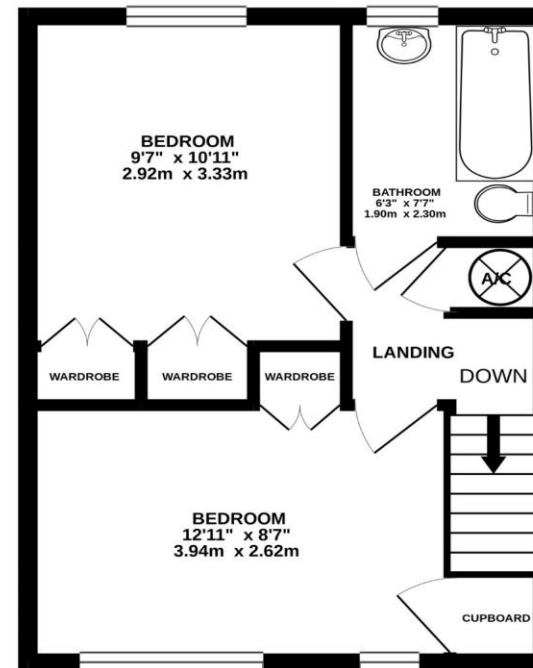
SERVICES – Mains water, drainage and electricity – NO GAS – night storage heating **EPC RATING - D**

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.

GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 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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