



2 Sheppy's Mill  
Congresbury, Bristol, BS49 5BY

**Robin King** | Estate Agents

## 2 SHEPPY'S MILL, CONGRESBURY, BRISTOL, BS49 5BY

A beautifully presented 2 double bedroom mid-terrace house with conservatory, private rear garden and allocated parking for over-60s in a popular village location within reach of local amenities

- Approx 732 sq ft well planned accommodation
- Freehold property
- Professionally managed by Kingsdale - responsible for repairs and maintenance of common areas and gardening – monthly management fee £158.13
- Good village amenities and transport links to Bristol and beyond

This light and airy property is characterised by calm, neutral colours and comfortable, well planned accommodation. The dual aspect sitting/dining room is a good size, with the kitchen off, and a patio door opening to the (heated) conservatory, providing a wonderful space to sit and enjoy the surroundings, plus direct garden access. The stylish kitchen overlooks the garden and is fitted with a good range of wall and base units and high quality integrated NEFF appliances including an induction hob and fan oven. The downstairs cloakroom/utility room includes plumbing for a washing machine. Night storage heaters provide the heating, and downstairs there are also 2 remote-controlled Fischer thermostatic electric radiators for convenience.

Upstairs there are two double bedrooms: one overlooks the front through 2 windows, with a fitted wardrobe and useful above-stairs cupboard. The second bedroom to the rear includes 2 fitted wardrobes and there is a contemporary shower room is fitted with white sanitaryware including a spacious shower enclosure.

**Outside** – designed for low maintenance, the garden to the front of the property is laid to lawn with some shrubs and bushes. The enclosed rear garden is mainly laid to gravel with a terrace adjacent to the conservatory providing an ideal place for alfresco dining or to simply sit and enjoy the garden. There are some established bushes and shrubs in the borders to either side of the garden and a small storage shed for garden tools, along with an outside tap.





A path runs across the rear of the garden, with low gates to either side, providing access for the gardener and window cleaner visits to all the properties at Sheppy's Mill, included within the service charge.

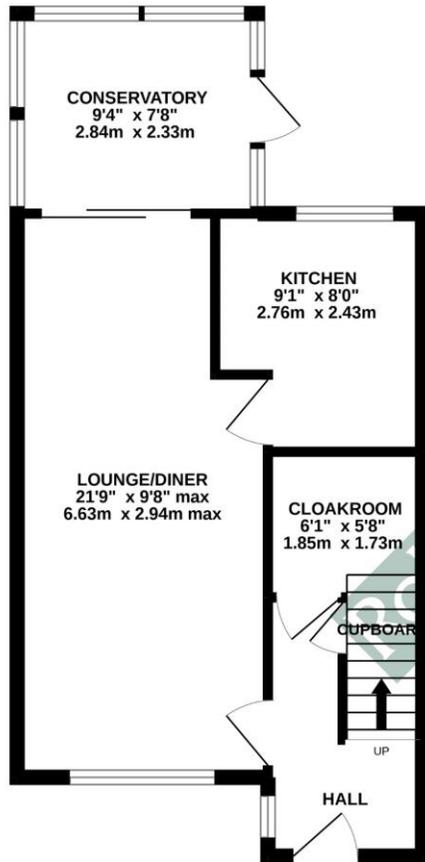
**Location** - This small over-60s development is convenient for public transport into Bristol and Weston super-Mare and there is a Tesco Express nearby. Congresbury is ideally located for both the commuter and the country lover, providing easy access to Bristol (12 miles), and Clevedon (6 miles). Regular 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.



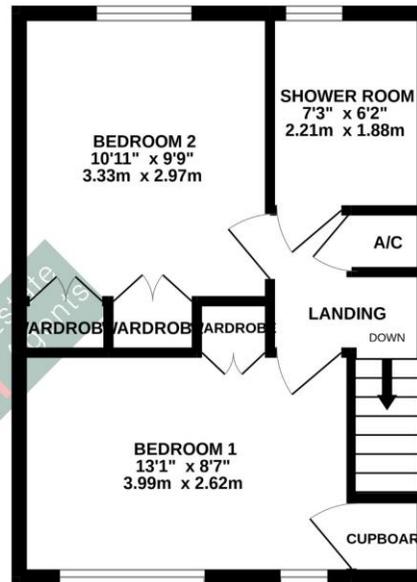
**Important Notice:**

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 732sq.ft. (68.0 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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**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 to the right side of the Sheppy's Mill entry.

**SERVICES** – Mains water, drainage, electricity, no gas. Night storage heaters plus electronically/thermostatic controlled electric radiators. **EPC RATING - D**

**LOCAL AUTHORITY** – North Somerset 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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