



**2 Yew Tree Park**  
**Congresbury, Bristol, BS49 5EP**

**Robin King** | Estate  
Agents

## 2 YEW TREE PARK, CONGRESBURY, BRISTOL, BS49 5EP

A well appointed 2 double bedroom detached single storey home in a popular location with ample parking plus garage and a large beautifully presented south facing rear garden

- Approx 1,158 sq ft well presented accommodation
- Principal bedroom with en-suite shower room and separate dressing room
- 4.0kW solar panel system owned outright
- Superb south facing rear garden with greenhouse, extensive vegetable and fruit beds
- Popular, thriving village location ideal for access to Bristol and beyond

2 Yew Tree Park is characterised by well planned, free-flowing spacious accommodation that combines with a wonderful rear garden to create a highly desirable property in a sought-after village location.

The comfortable sitting/dining room is of particular note, being of a good size, with a striking stone hearth and fireplace fitted with a coal-effect gas fire. There is a generous dining area and a patio door opens into the very spacious conservatory with lovely garden views. The light and airy kitchen includes a pantry and space for a free-standing fridge-freezer. High quality integrated appliances include a Bosch gas hob, Zanussi double oven and a Bosch dishwasher. Beyond the kitchen is a utility room with space for a washing machine and dryer. The large principal bedroom has wonderful views to the rear and a stylish en-suite shower room with a walk-in enclosure. Beyond the principal bedroom is a dressing room with a good range of storage for clothes and shoes along with a wardrobe. The smart family bathroom includes fitted storage units and a heated towel rail. The second double bedroom overlooks the front garden and includes a wardrobe, and there are further cupboards in the hallway along with an airing cupboard. The property benefits from a large part-boarded loft which offers potential to create additional bedrooms, if required (subject to the necessary permissions).

**Outside** – the beautifully tended gardens and outside space are a highlight of the property. To the front the garden is mainly laid to lawn with established shrubs and there is ample driveway parking along with a car port and a single garage. A tall wooden side gate leads to the back garden, which incorporates a wide terrace running across the rear of the house, with an attractive circular seating area ideal for alfresco dining, and there is a wonderful sheltered area to sit and enjoy the views. The neatly tended garden is divided into 3 sections with a





lawned area separated by trellis fencing from a substantial vegetable garden area to the side that incorporates a large greenhouse, a fruit cage and raised beds. Trellised fencing with a rose-clad archway leads to an additional sheltered garden area ideal to sit and enjoy the evening sun, along with a shed and a pond. Adjacent to the garage is a smart gardener's loo and a garden store and a garden door provides rear access to the detached single garage.

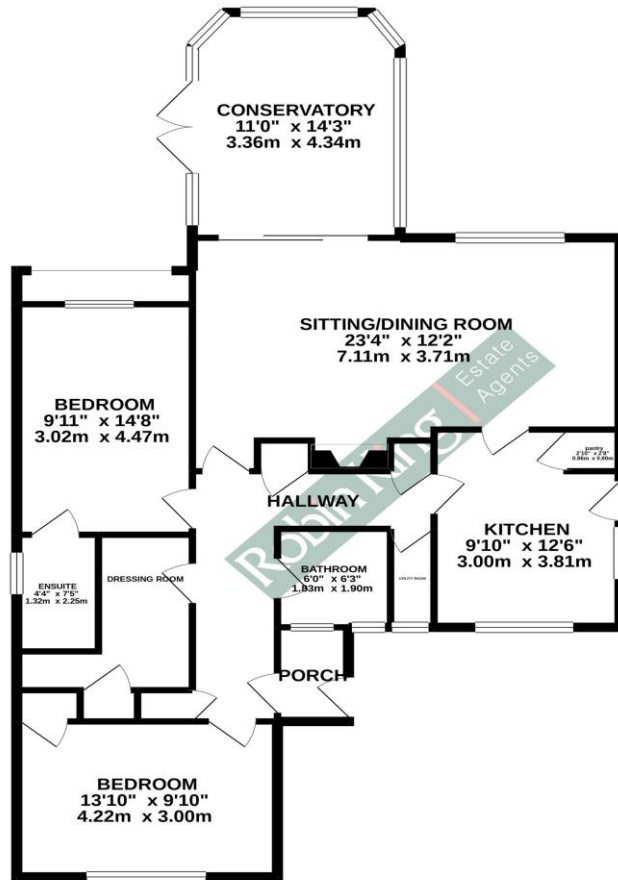
**Location** – Congresbury is a popular village with good shopping, schooling, leisure and business amenities. Further shops and amenities including mainline railway services to Bristol and beyond are available within 2.5 miles at Yatton, and M5 Jct 21 is within 5 miles. Opportunities for golf, sailing, riding are all nearby and there are superb nearby walks in the surrounding countryside including off road walking and cycling along the Strawberry Line, linking Yatton to Cheddar and beyond.



**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  
1158 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.5 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 B3133 High Street and continue past the shopping precinct on the right. Having passed Stonewell Lane on the right, Yew Tree Park is the next turning on the right, and the property is the 2<sup>nd</sup> on the left hand side.

**SERVICES** – All mains services connected. Gas central heating plus 4.0kW solar panels (owned outright)

**EPC RATING** - C

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band E £2,324 (2021/22)  
\* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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