



49 Well Park
Congresbury, Bristol, BS49 5BU

Robin King | Estate
Agents

49 WELL PARK, CONGRESBURY, BRISTOL, BS49 5BU

2 double bedroom detached new-build bungalow with enclosed rear garden and off street parking in a no through road in Congresbury

- Approx 655 sq ft single storey accommodation
- Fresh, contemporary interior with stylish fixtures and fittings
- Kitchen/dining room with direct garden access
- Low maintenance paved and gravelled rear garden with 2 raised beds and a shed
- Solar panels, insulated cavity walls and brand new gas combination boiler
- Ready for immediate occupation with no onward chain

Recently constructed by a highly regarded local developer, this is an extremely rare opportunity to purchase a new build bungalow. The property has been well designed to maximise space combined with the benefits and efficiency of a brand new home. The house sits in the middle of the plot, with a neat block-paved parking area to the front and a gated side pathway round to the enclosed rear garden.

Upon entry into the sitting room there is a good sense of space and light, with the whole property painted white throughout. A contemporary wood-effect vinyl floor runs through the living accommodation, with grey carpets fitted in the 2 double bedrooms. The sitting room overlooks the front, and leads to a central hallway (with loft hatch) that incorporates a utility/boiler cupboard with plumbing for a washing machine. There are 2 double bedrooms, one overlooking the front, the other the rear. The contemporary bathroom includes neat, wall-hung sanitaryware and a shower bath with screen.

The stylish kitchen/dining room is a highlight of the property, with a range of pale grey wall and base units including a deep pan drawer and a space-saving hinged corner cupboard. There is an integrated fridge/freezer, and an electric fan oven with ceramic hob with an overhead extractor. A sliding patio door opens directly onto the enclosed rear garden.

Designed for low maintenance and convenience, the garden is fully fenced and mainly laid with gravel and paving, including a good size breakfast/dining terrace area, ideal for alfresco dining. 2 raised beds provide opportunities for gardening, and there is a timber shed for tools and equipment.



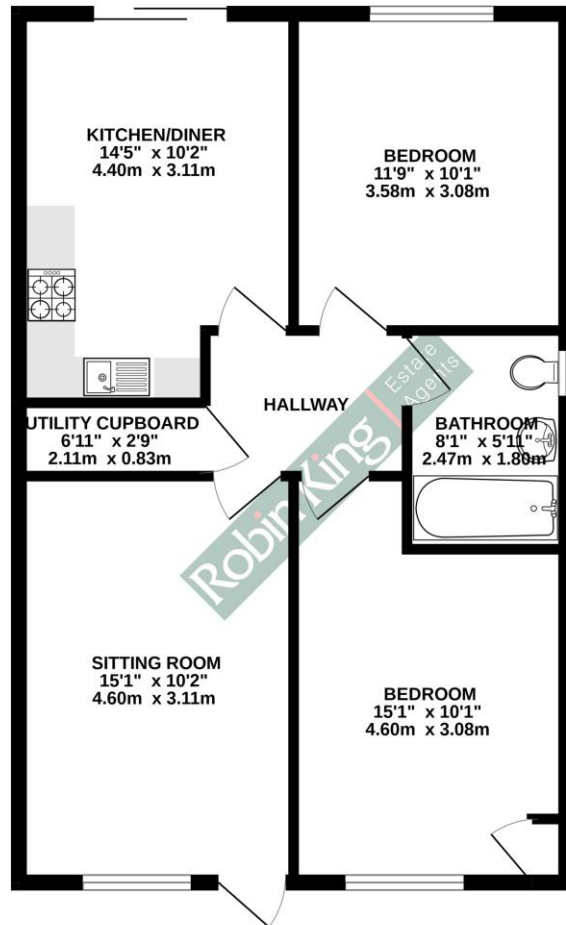


Location – Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. The M5 motorway is within 6 miles at Clevedon (Jct 20) and St. Georges (Jct 21). The surrounding countryside provides a wide range of activities including glorious walks, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach. The friendly village includes a variety of independent shops and businesses along with cafes, pubs and restaurants and leisure facilities. Educational opportunities are very good, with primary schooling within the village and secondary education at the Outstanding Churchill Academy and Sixth Form. The nearby Strawberry Line links Yatton to Cheddar and beyond provides opportunities for off-road walking and cycling.

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
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 661sq.ft. (61.4 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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DIRECTIONS – From Robin King’s office take the A370 Bristol Road, then take the first right to Kent Road. After 0.1 miles turn right onto Southlands Way and first right onto Well Park. The property is on the left hand side, shortly beyond the right hand turning to Millennium Mews. **EPC RATING** – B

SERVICES – All mains services are connected, gas combination boiler plus solar panels (to be registered)

LOCAL AUTHORITY – North Somerset Council – Tel 01934 888144 – Band TBC



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