

8A Venus Street, Congresbury, Bristol, BS49 5EZ

A well-positioned, one bedroom first floor flat perfect for a first time buy, downsize or an investment opportunity. This property includes convenient off-street parking, a south-facing garden and lovely views of the Mendips from the rear.

Approx 371 Sq Ft Of Accommodation • One Bedroom • Off Street Parking • South-Facing Garden • View of The Mendips • Walking Distance To Village Amenities • Bus Stops To Bristol And Weston-Super-Mare and easy access to M5/Bristol Airport/Mainline Railway Services • All distances/times approx.

8A Venus Street is situated in a quiet, sought-after area in the popular North Somerset village of Congresbury. This property provides convenient driveway parking, a beautiful, looked-after south-facing garden with lovely views of the Mendips from the rear. With the well-designed living accommodation and location in walking distance of local amenities, this makes the perfect flat for a first-time buyer, downsizing, or even an investment opportunity.

In brief the accommodation comprises of:

Living Room/Dining Room – a spacious area overlooking the rear garden, perfect for relaxing next to the handsome stone fireplace with an integrated working wood burner, providing the room with a lovely focal point. This room provides a lovely view of the Mendips.

Kitchen – very convenient kitchen with many appliances, fitted with country style kitchen units with a roll top work surface. There is an integrated electric oven and hob. Plumbing works for a washing machine, as well as an under-counter fridge with freezer compartment. The amazing view of the Mendips can also be seen from this room.

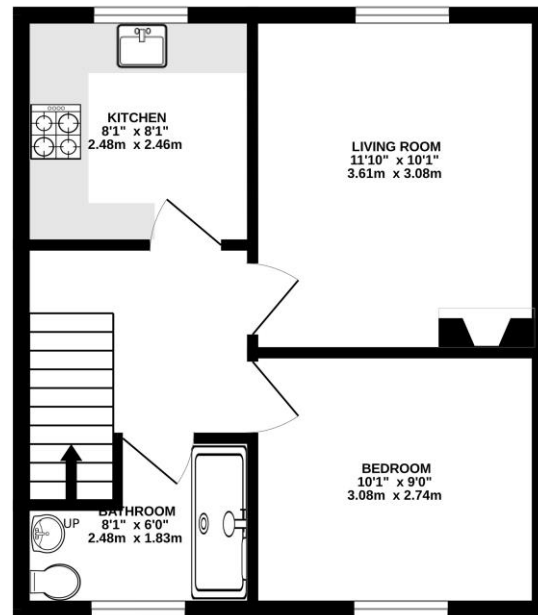
Bedroom – a commodious double bedroom with more than enough room for a large wardrobe, offers a pleasant outlook to the front.

Shower Room – a smart contemporary suite including a vanity unit underneath the sink and a suitable heated towel rail.

Outside – the rear garden includes some pretty shrubs and is a perfect area to sit outside and enjoy the sun while having a beautiful view of the Mendip Hills in the distance.



GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 375 sq.ft. (34.9 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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Location – The village of Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), Weston-Super-Mare (10 miles) and Clevedon (6 miles). The countryside around offers hosts of country activities including glorious walks on the doorstep, riding, golf, sailing, fishing and dry skiing all within easy reach and close proximity to The Club at Cadbury House with its award-winning health club, spa and hotel. The friendly village contains a wide variety of shops and leisure facilities. Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton, just 2 miles distance. There is also easy access to the M5 motorway at Clevedon and St. Georges.

SERVICE CHARGE – £30.92 pcm

GROUND RENT – £10 pa

EPC RATING – C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 **COUNCIL TAX BAND A**
£1087.54 (2024/25) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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