



Imber
24 Venus Street, Congresbury, North Somerset, BS49 5EZ

Robin King | Estate Agents

IMBER, 24 VENUS STREET, CONGRESBURY, NORTH SOMERSET, BS49 5EZ

A well-maintained semi-detached house with a very pretty rear garden set in a peaceful residential location with good amenities which is convenient for access to Bristol and beyond.

Approx 865 Sq Ft Flexible Accommodation • 2 Reception Rooms • Good Sized Kitchen • 3 Bedrooms • Family Bathroom • Superb Rear Garden With Dining Terrace Areas And A Good Size Garage With Workshop • Driveway With Parking For Multiple Vehicles • Wonderful Far Reaching Views Over Farmland • Popular Village With Good Amenities • Yatton Station Within 2.6 Miles For Regular Mainline Services To Bristol And Beyond (Direct Services To Paddington From 114 Mins) • Bristol Airport 7.8 Miles / Bristol City Centre 12.6 Miles / Jct 21 M5 Within 5.7 Miles (All Distances Approx.) • NO ONWARD CHAIN

Imber has been a in the same family since it was built in 1921. With 3 bedrooms and two reception rooms, a mature south-easterly facing garden, and a tucked-away location in a quiet residential area in the popular village of Congresbury, it is a lovely, warm, and bright home. While it could benefit from some slight modernisation, it is presented in good order. The home offers no onward chain.

The front door has a storm porch and leads straight through to the hallway with stairs to the first floor. Straight ahead is the family bathroom with white 3 piece suite. To the right there is a good-sized dining room with a view over the front garden. Leading from here is the sitting room which features a fireplace with a coal effect electric fire. It is filled with light, thanks to sliding doors leading to the dining terrace and garden beyond. A door opens into the kitchen, which is has a neutral-coloured fitted kitchen which includes space for a cooker, a washing machine, a freezer and fridge. A useful back porch completes the ground floor accommodation.

Upstairs, there are 3 bedrooms, all of which are doubles, two with fitted wardrobes. The second bedroom boasts spectacular views of the garden agricultural land behind and hills beyond.





Outside – Imber is set back from the road and has ample off-street parking and access to a garage and a large workshop. The front garden has an attractive lawn and Japanese Cherry Tree. The southeast facing fully enclosed back garden is particularly attractive, with a dining terrace outside the sitting room together with lovely flowerbeds dotted throughout with a range of mature shrubs and perennials. Step stones cross the lawn to the end of the garden where there are various ornamental fruit trees, an apple tree and greenhouse together with an open aspect over the fields behind.

Location – Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (13 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just two miles distant. There is easy access to the M5 motorway at Clevedon and St. Georges. The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, 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 well-regarded Churchill Academy and Sixth Form.

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

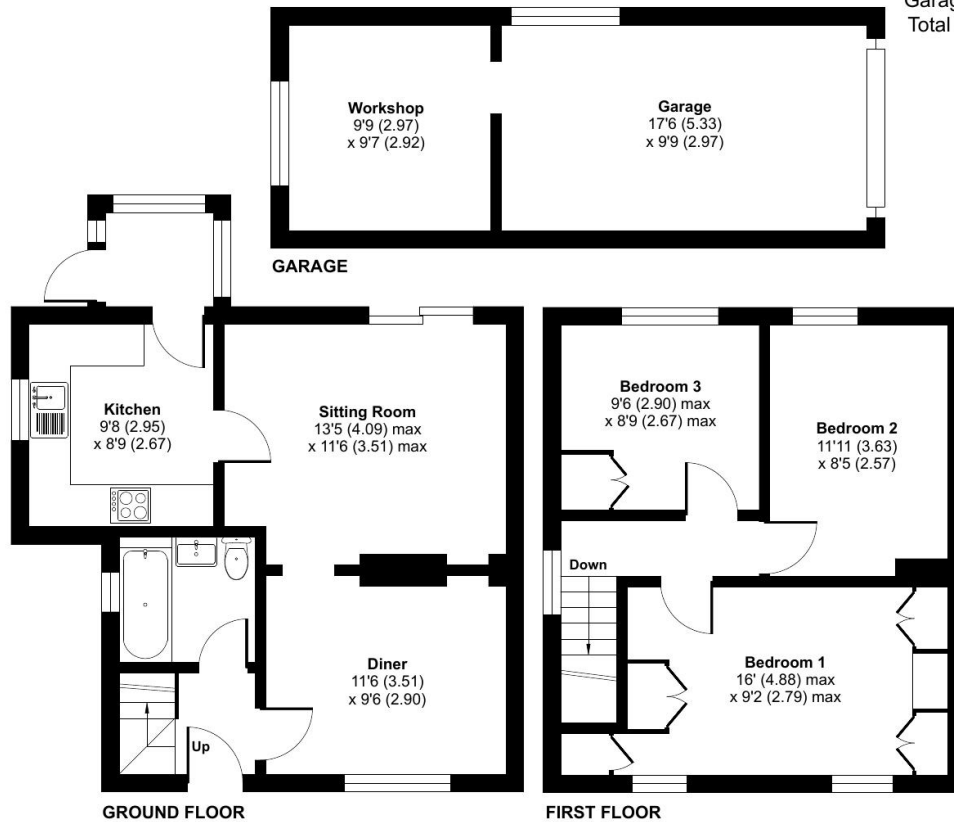
SERVICES – All mains services

EPC RATING – D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND C**
£1,933.41 (2024/25) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Venus Street, Congresbury, Bristol, BS49

Approximate Area = 865 sq ft / 80.3 sq m
Garage = 272 sq ft / 25.2 sq m
Total = 1137 sq ft / 105.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlcheom 2024. Produced for Robin King LLP. REF: 1134429

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