



**13 Church Road  
Redhill, North Somerset, BS40 5SG**

**Robin King** | Estate Agents

## 13 Church Road, Redhill, North Somerset, BS40 5SG

A well-presented 3-bedroom terraced home set in a quiet village location with lovely rural views towards the Mendip Hills and a private decked garden, with convenient access to Bristol and beyond.

**Approx 688 Sq. Ft Accommodation • 3 Bedrooms (Two Double) • Well Presented Accommodation • Fully Fitted Kitchen • Views From Two Bedrooms • Mainline Railway Services Within 5.7 Miles At Nailsea And Backwell Station – Paddington From 119 Minutes • Bristol Airport Within 2.6 Miles • Popular Village With Good Amenities • In Catchment For A Well-Regarded Junior School And Churchill Academy & Sixth Form (All Distances Are Approx.) • NO ONWARD CHAIN**

13 Church Road is a 3-bedroom terraced home nestled in a leafy lane in the lovely rural and elevated village of Redhill. With wonderful countryside views from the first floor, doorstep walks, and excellent access to Bristol and beyond, this property offers a fantastic opportunity to embrace countryside living while enjoying nearby amenities.

Entering the spacious hallway there is a space for coats and a practical understairs storage cupboard. To the right you will find the kitchen with a pleasant aspect overlooking the front garden. It offers a fully fitted kitchen with a good range of both floor and wall units, an integrated electric hob and oven together with space for a fridge/freezer, washing machine and dishwasher.

Moving to the rear is the sitting room with feature electric fireplace and a door which opens on to a decked dining terrace which offers the perfect opportunity for alfresco dining. A neat feather lapped fence encloses the garden and a gate at the rear provides useful access to the cul-de-sac behind,

Rising to the first floor there are two double and a single bedroom which are all painted in fresh neutral grey with contrasting natural toned carpets. The two double bedrooms both enjoy the wide far-reaching views.

A family bathroom with white three-piece suite completes the upstairs accommodation.





**Outside** – There is small lawned front garden with wide shallow steps that lead to the front of the property. To the left of the front door is a useful storage cupboard. To the rear of the property is a fully enclosed garden which has a large attractive decked area.

**Location** – The village of Redhill occupies an elevated position some 11 miles southwest of Bristol and has local facilities including a Church, pub and village hall with a recreational field and children’s play area. The near village of Wrington has a more extensive range of amenities including a primary and play school, with secondary schooling available nearby in Churchill. There is easy access to both Bristol International Airport within 2 miles and the mainline railway station at Nailsea and Backwell within 5.8 miles. The M5 is accessible within 10 miles at Junction 20 in Clevedon. (All distances are approximate).



**Important Notice:**

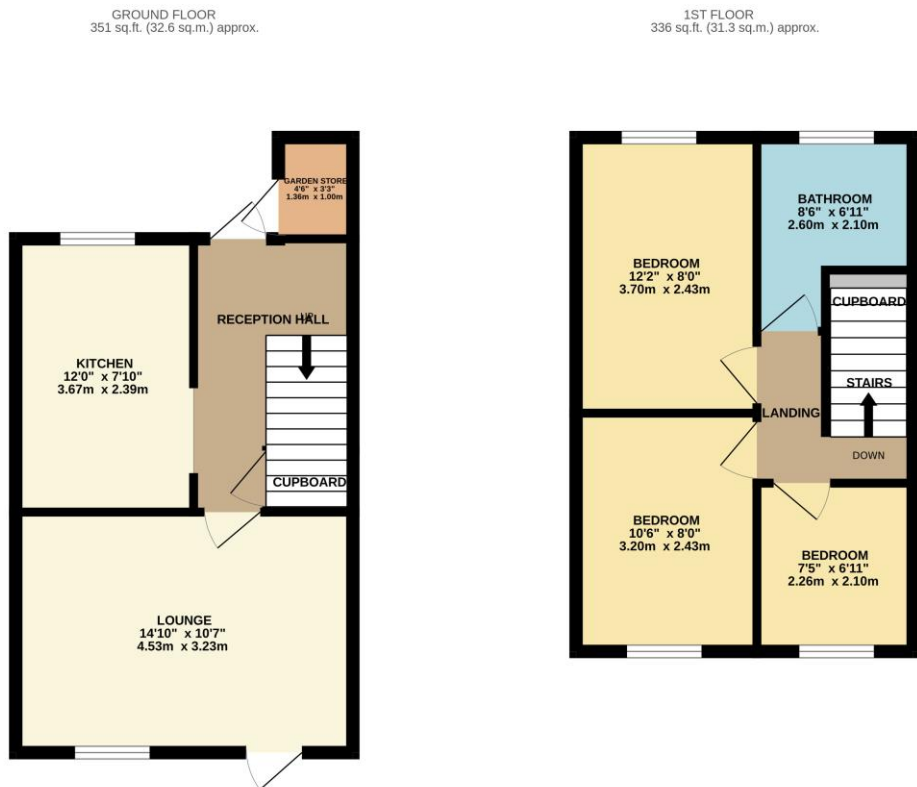
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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

**DIRECTIONS** – Leaving the A38 and turning left on to Church Road towards Wrington. Number 13 will be found on the left-hand side after approx. 0.2 miles

**SERVICES** – All mains services

**EPC RATING** – D

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND B** £ 1,450.69 (2024/25) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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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