

Kent Cottage, 24 Kent Road Congresbury BS49 5BA

£475,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Semi-detached house



HOW BIG

1380 sq ft



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

2



WARMTH  
uPVC double glazing and gas  
central heating



PARKING

Off street and garage



OUTSIDE SPACE

Front and rear



EPC RATING

D



COUNCIL TAX BAND

F

Charming period cottage within the delightful village of Congresbury with no onward chain – Kent Cottage is an idyllic four bedroom, semi detached cottage, conveniently situated within the historic village of Congresbury. Presented to the market for the first time in almost thirty years, this wonderful property has been lovingly cared for by the current owner, who thoughtfully maximised the charming period features, including flagstone flooring and stone fireplaces. This substantial property boasts almost 1400 sq ft of accommodation, including cosy sitting room with log burning fire that is open to the garden room, separate kitchen, formal dining room and rear lobby boot room all to the ground floor. The first floor benefits from four bedrooms, principal bedroom with ensuite, family bathroom and wc. Further benefits include a refitted roof and modern gas central heating.

Outside you enjoy a substantial westerly orientated rear garden, an ideal blank canvas, mainly laid to lawn and enclosed by established evergreens. The patio area is accessed via both the rear lobby and garden room and is ideal for enjoying summer evenings. The front is enclosed by a stone wall with mature Laurel and Bay hedging and flagstone pathway leading to the front entrance, with edwardian style portico, and established pretty blossoming plants creating a storm porch. Gated off street parking is available to the side of the property, along with an oversized garage.

Located on Kent Road in Congresbury, you are situated within level access to bus stops and local amenities. For those looking to commute, there is great access to both Bristol City Centre and Weston Super Mare via the A370. The only way to fully appreciate everything on offer is to step through the front door of this fantastic home.







## CHARMING COTTAGE IN CONGRESBURY VILLAGE

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### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



## Up your street...

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St Andrew's Church

St Andrew's Primary School and Churchill Secondary School catchment area

Good commuter access to Bristol City Centre, Weston-super-Mare and the M5 motorway network

Mendip Spring golf club

A range of cosy Public Houses

Country walks and the Strawberry Line on your doorstep

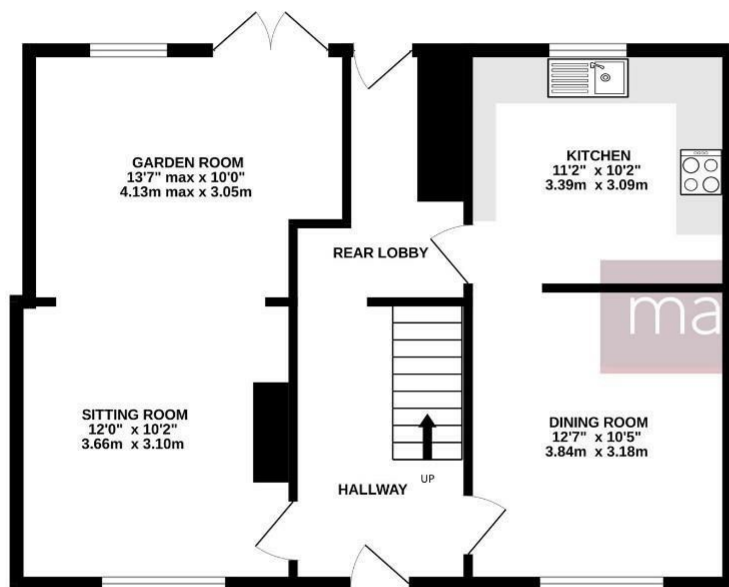


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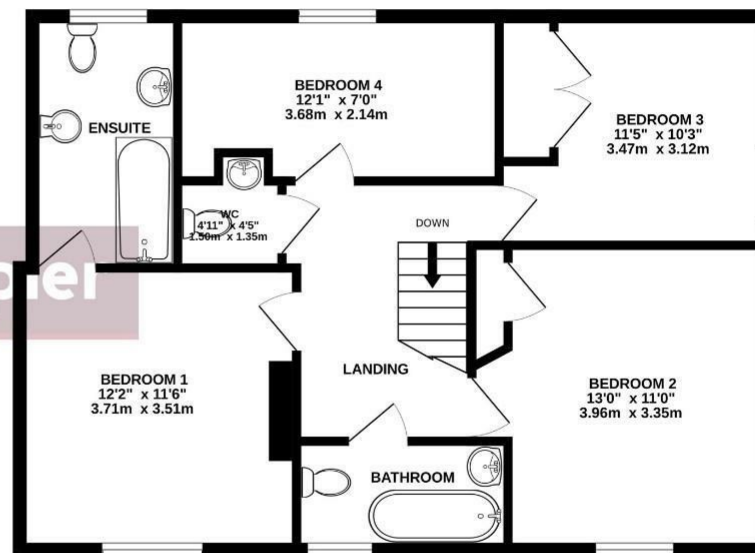




GROUND FLOOR  
667 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR  
713 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 1380 sq.ft. (128.2 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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