

3 The Lyes Congresbury BS49 5HF

£485,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1371.00 sq ft



BEDROOMS
4



RECEPTION ROOMS
3



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Rear



EPC RATING
D



COUNCIL TAX BAND
E

Offered to the market with no onward chain is this delightful, spacious four-bedroom detached family home, pleasantly situated within a desirable cul-de-sac of just ten properties, within the village of Congresbury. The property has recently been decorated throughout with new carpets fitted also, ready for the proud new owner. The accommodation on offer is light and airy, offering versatile living, thanks to the number of reception rooms available, making this an ideal home for families looking for extra space to use as a playroom or if you work from home, a fantastic work from home space. Accessed via the entrance hall, doors lead to all principal rooms, along with the wc and storage cupboard under the stairs. A reception room opens to the sitting room via double doors which in turn opens to the conservatory, creating a wonderful flow. A further reception room is also to the front, kitchen is to the rear and opens to the rear garden, wc and utility area complete the ground floor. Upstairs offers four bedrooms and family bathroom.

Outside, the rear garden is enclosed and laid mainly to lawn with additional patio seating areas, bordered by an array of mature shrubs, bushes and trees, making this outside space very private and a tranquil environment to love and enjoy. A courtesy door provides convenient access to the garage. To the front, you will find a driveway providing off-street parking for two vehicles and leads to the garage. A low level hedge is planted to the front of the property, with a pathway leading to the main entrance.

The Lyes is a beautiful, quiet cul-de-sac consisting of just ten properties, situated within the rural village of Congresbury and is the home to traditional pubs offering great ales and good food. The primary school of St Andrews is a pleasant walk away and secondary schooling can be found at Churchill Community School. Congresbury is also a fantastic commuter base with Bristol, Clevedon and Weston-super-Mare all being within a short drive. There are train links to Bristol, Bath, London and the West Country located at the nearby village of Yatton







Detached family home in desirable cul-de-sac within the village of Congresbury



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...

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



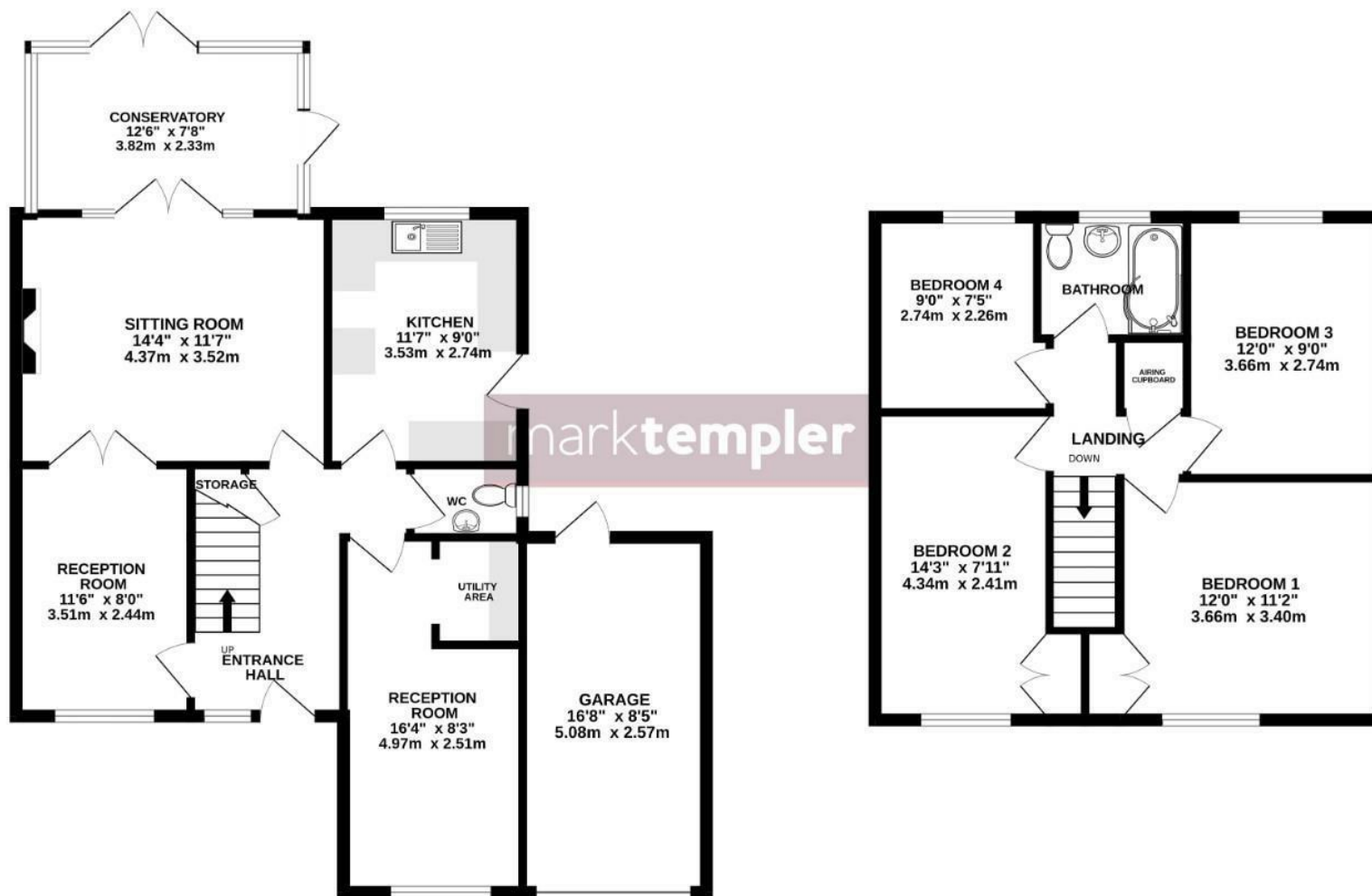
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GROUND FLOOR
834 sq.ft. (77.5 sq.m.) approx.

1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.3 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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