

37 Stonewell Lane Congresbury BS49 5DN

£450,000

marktemppler

RESIDENTIAL SALES







PROPERTY TYPE  
Semi-detached house



HOW BIG  
1299.90 sq ft



BEDROOMS  
4



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street



OUTSIDE SPACE  
Front, rear and side



EPC RATING  
D



COUNCIL TAX BAND  
D



Extended family home located within a popular part of Congresbury village - This fantastic property is a delightful four-bedroom semi-detached house that is presented in very good condition throughout, and is located on the sought-after road, Stonewell Lane. The location is ideal for access to the High Street amenities with the Strawberry Line cycle and footpath and Broadstone Playing fields on the doorstep. Laid out traditionally over two floors, the internal accommodation is flooded with natural light as both the sitting and dining rooms boast a dual aspect, both opening out onto the garden. A modern kitchen breakfast room is situated to the rear along with the separate utility room and WC, completing the ground floor. The first floor offers four bedrooms and a family bathroom, and the principal bedroom affords the convenience of en-suite facilities.

The outside space on offer is surprisingly generous. To the side of the property is an area laid to lawn with a patio seating area outside of the dining room. This private space is enclosed by fencing panels with planted border, and thanks to its Southerly aspect is bathed with sunshine during the summer months. This wonderful space flows effortlessly around to the rear garden that is laid to a decked seating area and is an ideal spot to enjoy the evening sun and appreciate the tranquil surroundings. The front is laid to lawn and evergreen hedge, and a driveway laid to block paving provides off-street parking for two vehicles.

Located in the village of Congresbury, which is home to some 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 and frequently running bu











## Superb four bedroom family home ideally situated close to playing fields and strawberry line



### 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



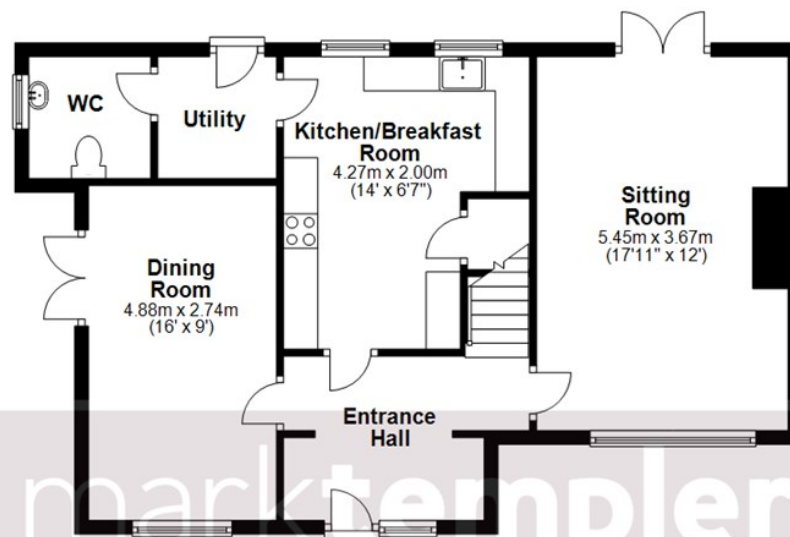
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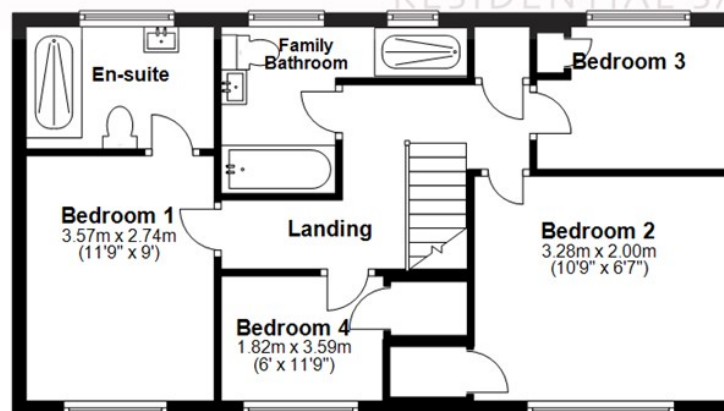
### Ground Floor

Approx. 64.7 sq. metres (696.7 sq. feet)



### First Floor

Approx. 56.0 sq. metres (603.2 sq. feet)



Total area: approx. 120.8 sq. metres (1299.9 sq. feet)

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.

Plan produced using PlanUp.