

23 Silver Street Congresbury BS49 5EY

£575,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached bungalow



HOW BIG
2098.80 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
3



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING



COUNCIL TAX BAND

E

Substantial residence with a glorious outlook over local countryside – Occupying a beautiful position on Silver Street, this highly desirable three-bedroom detached home offers extended accommodation, is flooded with natural light throughout, backs onto open countryside, and is offered to the market with no onward chain. Entered to the side via a welcoming entrance hall, the show stopper is the substantial lounge/diner that has been extended and affords wonderful views over the open countryside and Mendips beyond with double doors opening onto the beautifully tended rear garden. A kitchen breakfast room is situated off of the main living area with stairs rising to a loft room and additional bathroom along with an amazing amount of easy access storage. The main bedroom offers space galore and in turn opens out onto the rear garden via double doors, with en-suite facilities also available. The two other bedrooms are to the front of the property, along with the family bathroom, and complete the internal accommodation on offer.

The property sits well back from the road within a generous plot with the rear garden offering a terrace to take in the breathtaking views. Steps are flanked on either side by beautiful rose bushes and lead down to an area laid to lawn that is bordered by neat hedges and shrubs, along with a pathway allowing access to a summerhouse. This is an outside space to lose yourself, unwind in peace and quiet, and appreciate your surroundings. The front is laid mainly to lawn, bordered by an array of well-tended shrubs, bushes, and planted beds. the driveway is adjacent and offers off-street parking for several vehicles with a pathway off providing secure gated side access to the rear garden.

Silver Street is located within 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 Academy and Sixth Form. 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 buses frequently run to Bristol, WSM, Portishead, and Bristol International Airport







Substantial detached bungalow backing onto open countryside in 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

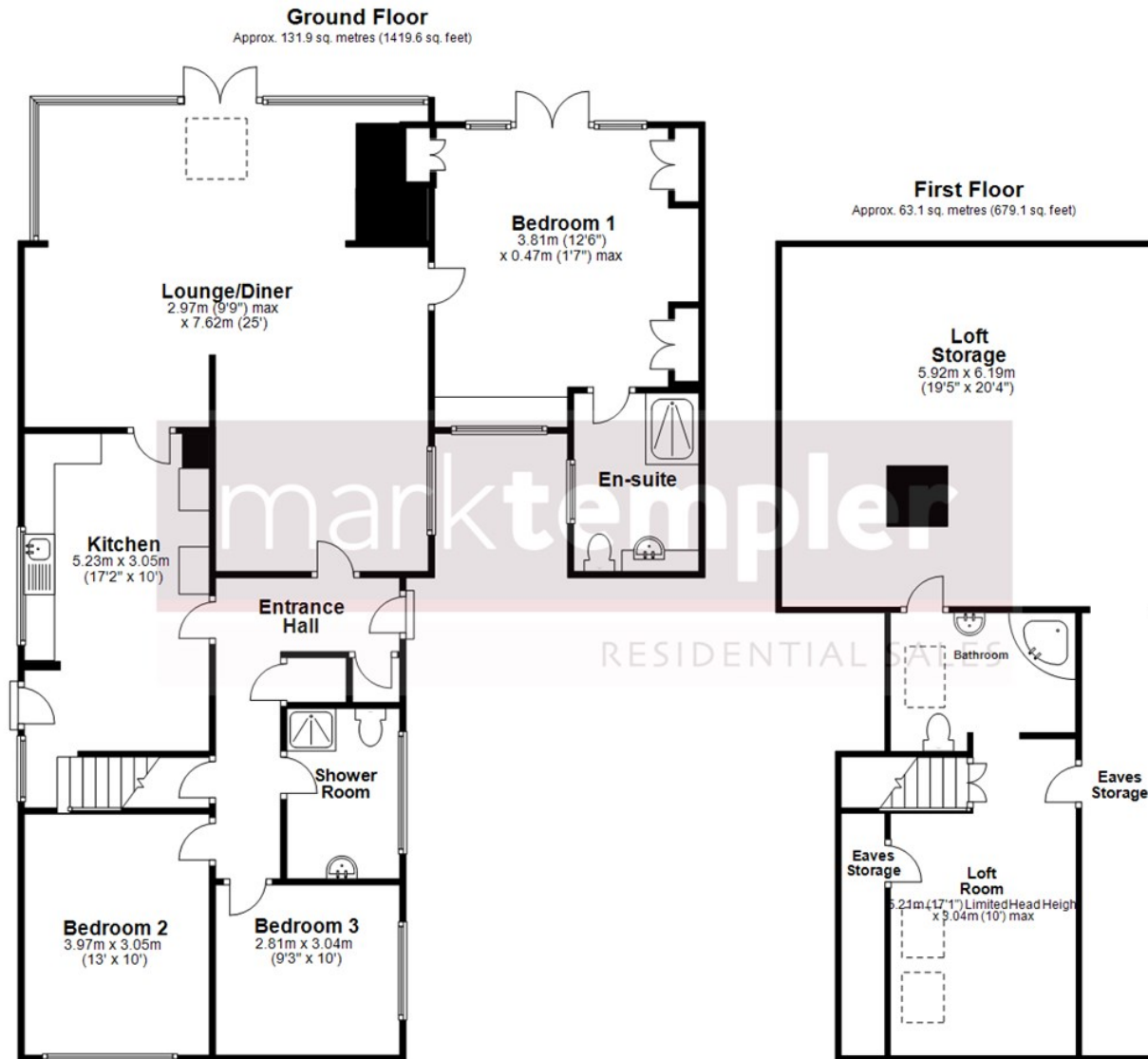
A range of cosy Public Houses

Country walks and the Strawberry Line on your doorstep



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Total area: approx. 195.0 sq. metres (2098.8 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.