

55 Park Road Congresbury BS49 5HE

£380,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
1167.70 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
Front and rear



EPC RATING
C



COUNCIL TAX BAND
C

Four-bedroom semi-detached family home, located on a popular residential road within the rural village of Congresbury. Offered to the market with no onward chain, this wonderful property requires modernisation in part, offering potential buyers an ideal opportunity to impart their own style and taste and create a home to cherish for years to come. Extended to both the ground and first floor, the interior space on offer is generous, with multiple reception rooms providing flexible living accommodation, ideal for family life. Entered via the entrance hall, a sitting room is situated to the front of the property and opens into the dining/reception room to the rear, in turn opening onto the rear garden via sliding doors. An open-plan kitchen breakfast room makes for a social hub of the property and also provides access to the rear garden. A WC is also located on the ground floor accessed from the entrance hall. The first floor consists of four bedrooms and a family bathroom, two of which are generous doubles and complete the internal accommodation on offer.

Outside, the rear garden is enclosed by both fencing and evergreen and enjoys a wonderful degree of privacy. Laid mainly to lawn, it provides the ideal space for the younger generation to kick a football into a net or place a trampoline to entertain the children, while an area laid to patio is an ideal area for entertaining during the summer months. The front is mainly laid to lawn with a stepping stone pathway leading to the main entrance, bordered by beds that contain a variety of shrubs and plants. Adjacent is the driveway, providing off-street parking and access to the detached garage.

Park Road is situated within the semi-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 and frequently running buses.







Four bedroom family home on the popular Park Road 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



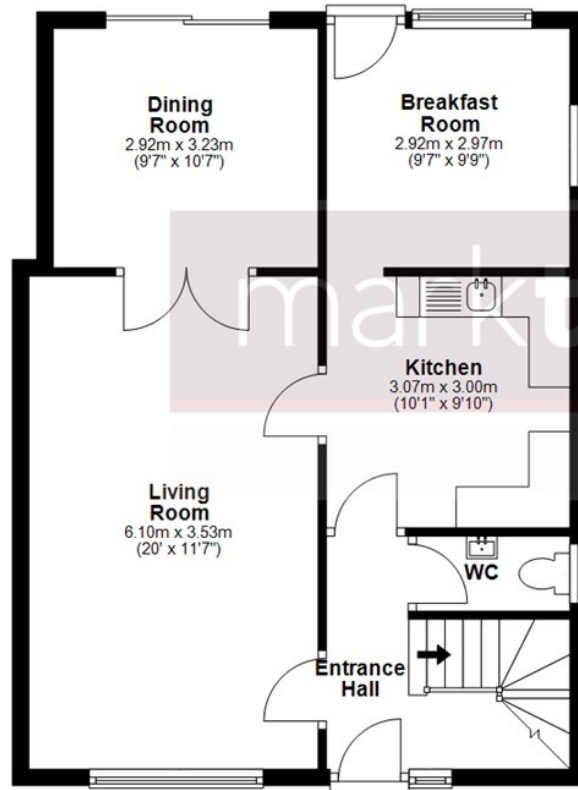
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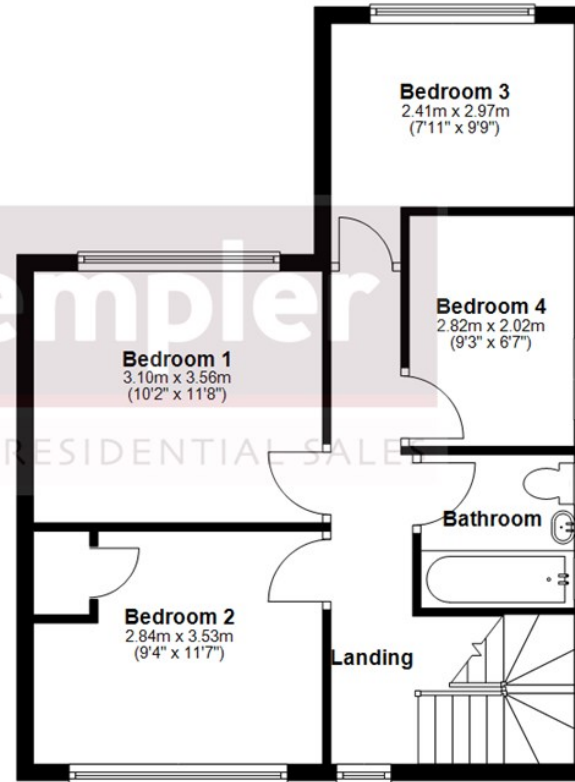
Ground Floor

Approx. 59.1 sq. metres (636.4 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.4 sq. feet)



Total area: approx. 108.5 sq. metres (1167.7 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.