

5 Furnace Way Congresbury BS49 5DS

£575,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1230.60 sq ft



BEDROOMS
4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
B



COUNCIL TAX BAND
E

Modern detached four-bedroom family home that is presented to exacting standards throughout, ideally situated within the popular Cadbury Fields development, adjacent to the open fields of Cobthorn Nature Reserve – 5 Furnace Way was Constructed by local award-winning housing developer, Strong Vox to "The Willow" design in 2020. This executive double-fronted home forms part of a highly desirable development consisting of 38 aesthetically pleasing properties, is finished with beautiful Blue Lias Stone, and also offers the added benefit of solar panels. Set out traditionally over two floors, the well-appointed accommodation is accessed via a central entrance hall. A generous bay fronted open plan kitchen diner is to one side, while the dual aspect sitting room is to the other, again with a bay window and also opening onto the rear garden via bi-folding doors. A separate utility is located off of the kitchen/diner, the convenience of a WC is also to the ground floor. The first floor benefits from four bedrooms, three of which are doubles, the principal bedroom offers en-suite facilities.

Outside the rear garden is enclosed and has been thoughtfully landscaped by the current owners to provide an area that while also fairly low maintenance, still provides an array of shrubs and bushes to soften the area, while still providing lawn and patio seating areas to enjoy. The patio seating area has been extended to flank the lawn on one side and provides handy access to the garage via a courtesy door, a secure gate also provides access to the driveway. The front has a small courtyard area behind manor fencing that provides access to a pathway leading to the main entrance that in turn is enclosed by an evergreen hedge and a variety of shrubs. To the side is a gated driveway, providing off-street parking for two vehicles and leads to the detached garage that offers power, light and electric roller shutter door.

Cadbury Fields is a wonderful development of three and four bedroom homes, offering views over open countryside in the village setting of Congresbury. The village offers a variety of local shops, doctors surgery, chemist, St Andrews church and cosy public houses. Local schooling is provided by the popular St Andrews Primary School within Congresbury and nearby Churchill secondary school. Congresbury itself is ideally situated for those who commute, with easy access to both Bristol city centre, Weston-super-Mare and the M5 motorway via the A370.







Beautiful, nearly new modern family home in Cadbury Fields, 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



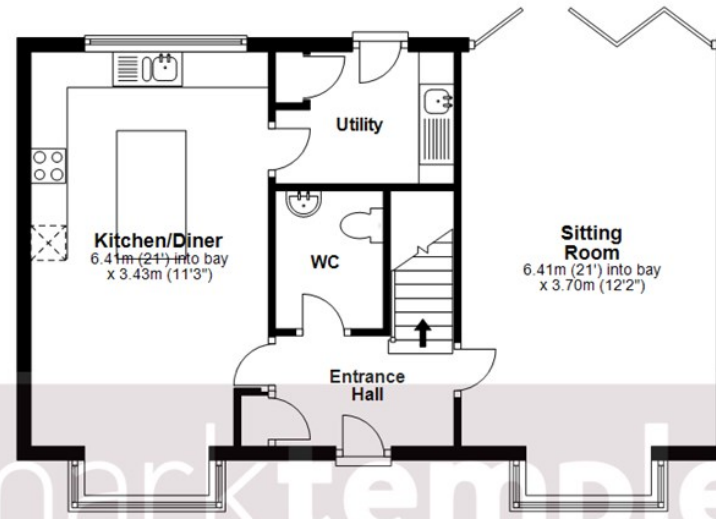
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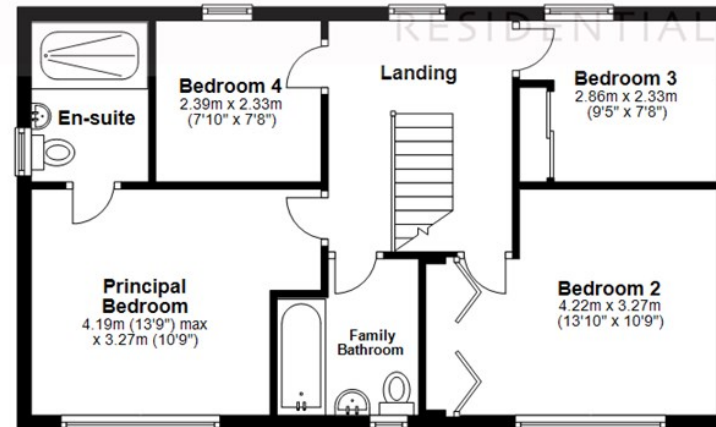
Ground Floor

Approx. 57.8 sq. metres (621.8 sq. feet)



First Floor

Approx. 56.6 sq. metres (608.8 sq. feet)



Total area: approx. 114.3 sq. metres (1230.6 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.