

2 Brinsea Road Congresbury BS49 5JF

£600,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached bungalow



HOW BIG
1980.10 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

Stunning detached bungalow, perfectly located to access the amenities on offer within the village of Congresbury - 2 Brinsea Road is a beautiful home that has been tastefully renovated and altered internally by the current owners to offer a contemporary and modern finish throughout, along with a semi-open plan layout that is perfect for entertaining or simply enjoying time with your loved ones. Set out over a single floor, the accommodation on offer is both flexible and practical, flooded with natural light and benefits from fitted solar panels with the option of a 9.5kwh battery pack. Due to the size, the property would suit families as well as those specifically looking for a bungalow. Accessed via a porch, the entrance hall opens to the main living area, along with three double bedrooms and the family bathroom. To one side is the main living area, a stunning space that has been thoughtfully planned to offer a lounge/diner that features a log-burning stove and flows seamlessly into the kitchen breakfast room. The well-appointed kitchen offers a range of built-in appliances, breakfast bar, and a rare feature of a bi-folding window that opens out onto the rear garden. The fourth double bedroom with en-suite facility, can also be accessed from this area.

One of the highlights of this property is the private westerly-facing rear garden, an ideal area to enjoy a cup of tea in the afternoon sun or host a barbecue with friends and family in this well-landscaped outdoor space. Laid mainly to lawn, bordered by a wide variety of planted shrubs and bushes with a large patio seating area to also enjoy. A matching pathway runs around the property, leading to a secure gate that provides the convenience of side access to one side and also access to the garage via a courtesy door. The front is a low-maintenance area with two raised beds, currently used for growing vegetables and enclosed by a picket fence. A gate leads to the block-paved gated driveway that provides off-street parking for several vehicles and leads to the garage that has power and light connected.

The village of Congresbury is home to a selection of 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.







Substantial four bedroom detached bungalow ideally located 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

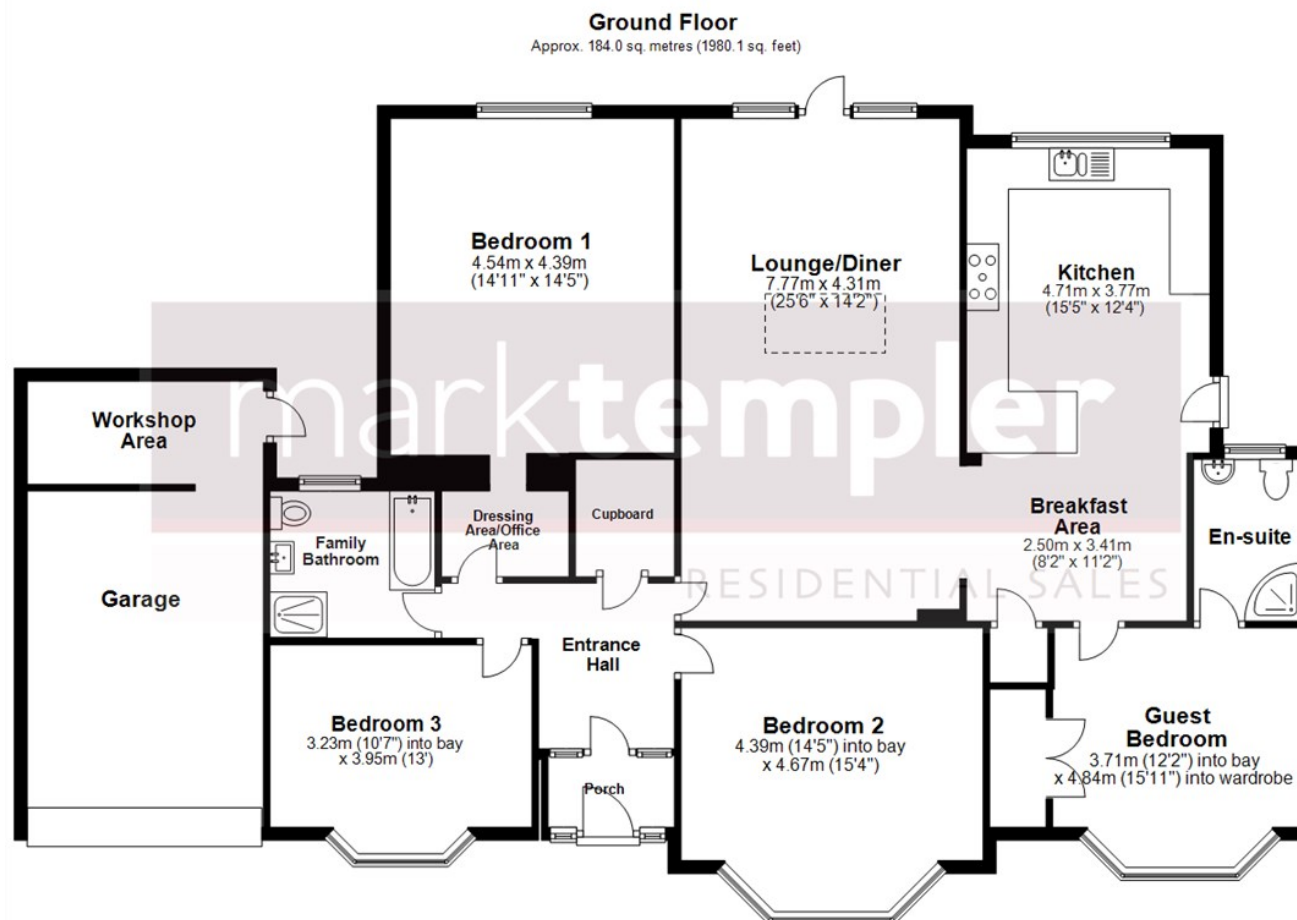
A range of cosy Public Houses

Country walks and the Strawberry Line on
your doorstep



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Total area: approx. 184.0 sq. metres (1980.1 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.