

18 Stonewell Grove Congresbury BS49 5DR

£335,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
902.40 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street and garage



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
D

This loved three bedroom family home, remaining under the same ownership for almost 40 years, provides an ideal opportunity for first time purchasers, investors and those looking to move up the property ladder. 18 Stonewell Grove offers light and airy accommodation that would benefit from some modernisation. Accessed via the spacious entrance hall leading to all principal rooms, the sitting room is to the front of the property enjoying full height windows flooding the room with natural light. An archway from the sitting room opens into the dining area, affording a view overlooking the rear garden. The kitchen also benefits from an outlook over the rear garden with potential to extend (subject to planning permission) to either the rear or side. Upstairs you enjoy three well proportioned bedrooms with family bathroom and separate wc. Further benefits including brand new Worcester combination fitted in October 2024

Outside you enjoy a private rear garden, pleasantly laid to lawn with established shrub borders and a patio area to the rear of the property. The front is ideally situated, set back from the road with lawned garden and parking area for numerous vehicles plus single garage.

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 buses.







Ideally situated in the popular 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

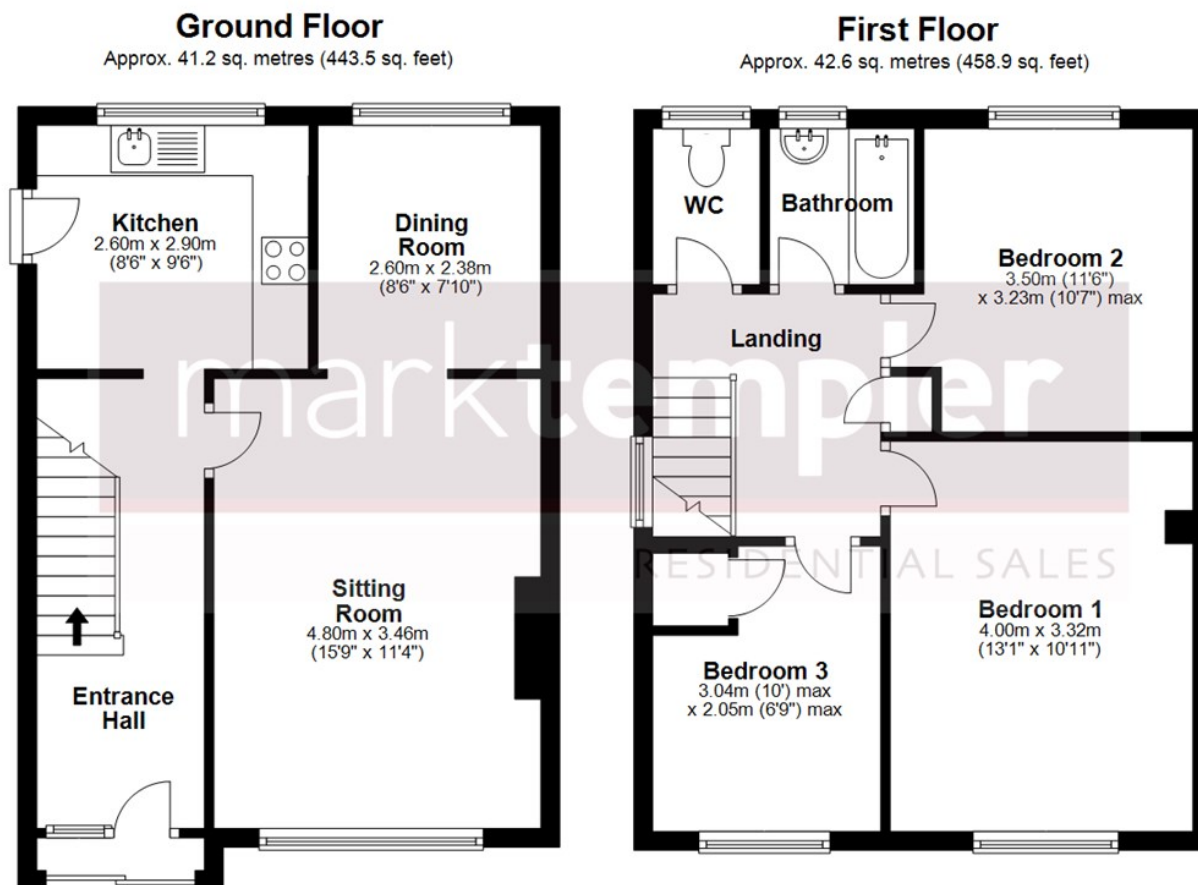
A range of cosy Public Houses

Country walks and the Strawberry Line on your
doorstep



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Total area: approx. 83.8 sq. metres (902.4 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.