

94 Park Road Congresbury BS49 5HH

£285,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Semi-detached bungalow



HOW BIG

816.60 sq ft



BEDROOMS

2



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

uPVC double glazing and gas
fired central heating



PARKING

Off street



OUTSIDE SPACE

Front and rear



EPC RATING

E



COUNCIL TAX BAND

C

Well presented two bedroom bungalow, offered to the market with no onward chain, in the village of Congresbury - 94 Park Road is a delightful semi detached bungalow offering exceptional value for money with spacious accommodation laid out over a single level. Accessed via the entrance porch opening to the spacious hallway which in turn leads to all principal rooms. The living accommodation is situated to the rear of the property with a spacious living diner, a recently refitted kitchen boasting a range of fitted appliances including slimline dishwasher & fridge freezer and uPVC double glazed conservatory enjoying a view over the rear garden. Two double bedrooms are offered to the front of the property whilst a modern shower room completes the accommodation.

Outside boasts a beautiful enclosed rear garden, enjoying a westerly aspect. This well loved garden is predominately laid to manicured lawn and separated into areas by both a summer and green house. The garden to the very rear is a delightful private environment with borders housing established shrubs and saplings. The main garden also benefits from mature shrub borders with an area laid to block paving leading directly from the conservatory and going around the side of the property, ideal for those who enjoy 'al fresco' dining. The front is laid to block paving providing off street parking for numerous vehicles.

The village of Congresbury is the home to some traditional pubs offering great ales and 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.







Well presented bungalow in Congresbury village



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



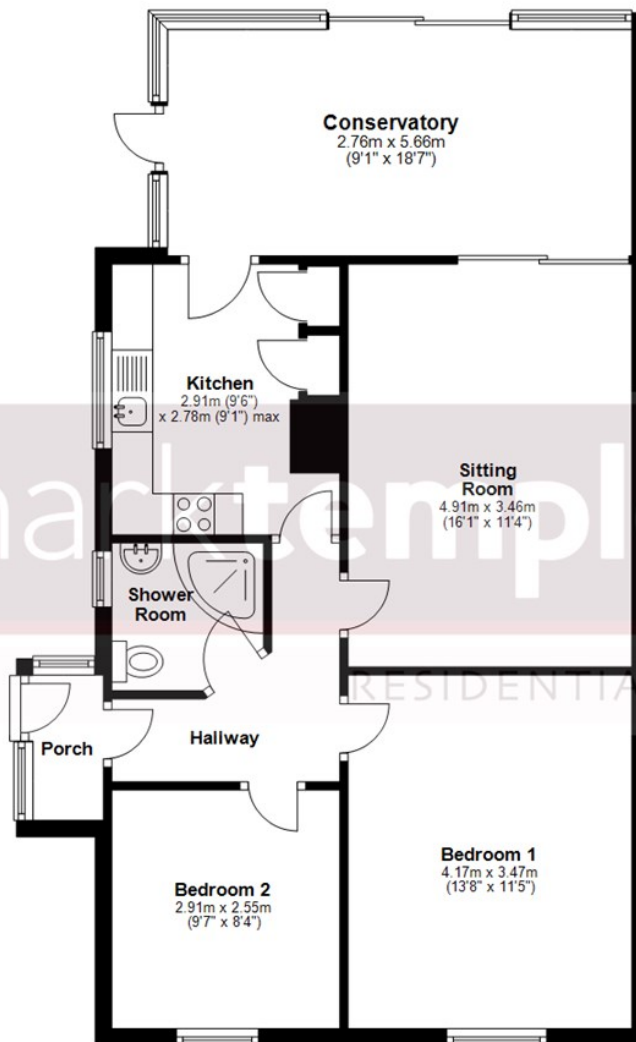
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Ground Floor

Approx. 75.9 sq. metres (816.6 sq. feet)



Total area: approx. 75.9 sq. metres (816.6 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 misstatement. 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.