

12 Homefield Congresbury BS49 5HG

£325,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Terraced house



HOW BIG
1262.60 sq ft



BEDROOMS
3



RECEPTION ROOMS
3



BATHROOMS
1



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and side



EPC RATING
C



COUNCIL TAX BAND
B

Fantastic three double bedroom terraced house, ideally situated within the popular semi-rural village of Congresbury and offered to the market with no onward chain. 12 Homefield is ideally situated at the end of a quiet cul-de-sac. Having just been substantially remodelled, modernised, redecorated, and boasting new carpets and laminate flooring throughout, ensures this fabulous home is ready for the new owner to simply move in and unpack. The light and airy accommodation on offer is in excess of 1200sqft and is entered via an entrance porch that opens into the heart of the home, a spacious kitchen diner that is ideal for the modern way of family living. The sitting room is adjacent and opens onto a third reception room that in turn opens onto the garden via double doors and could be utilised in many ways, such as a playroom for the kids, garden room, or a fourth bedroom should it be needed. An all-important w/c completes the ground floor. The first floor offers three well-proportioned double bedrooms and a four-piece family bathroom.

Outside, the garden is fully enclosed, wrapping around the front and right-hand side of the property. Laid-to lawn, slate chippings, patio, and a raised decked seating area make it a fairly low-maintenance affair allowing you to enjoy the space during the warmer months with minimal fuss and an ideal spot to enjoy a barbecue when the weather allows. Beneath the deck is the surprise addition of a swimming pool, and although it has not been in use for a number of years, provides the opportunity for the new owner to restore it and further enhance the outside space. To the rear of the property, an allocated parking space is available, accessed from Bramley Square.

Homefield 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.



Family home offering three double bedrooms 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



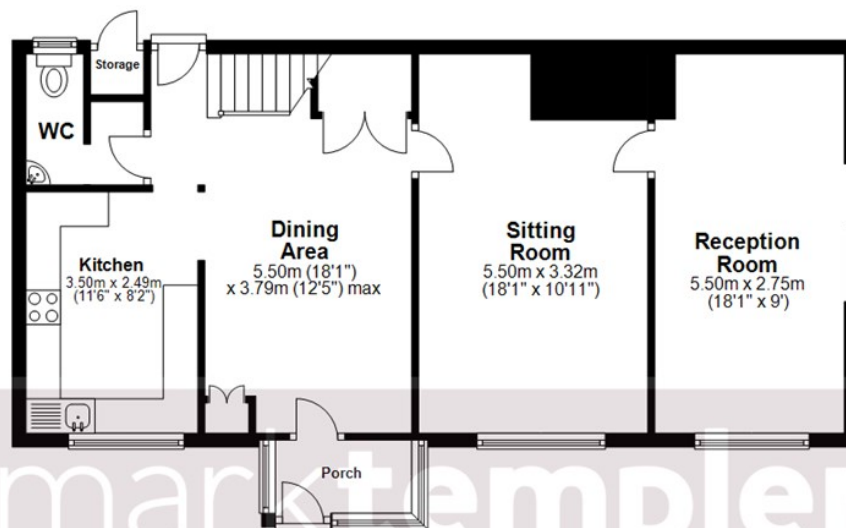
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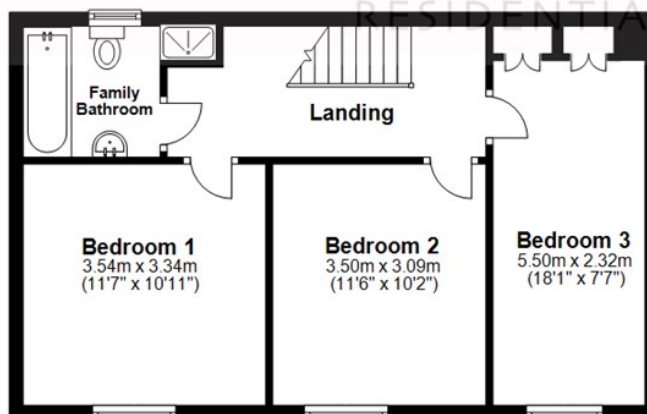
Ground Floor

Approx. 67.6 sq. metres (727.3 sq. feet)



First Floor

Approx. 49.7 sq. metres (535.4 sq. feet)



Total area: approx. 117.3 sq. metres (1262.6 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.