

25 Wrington Lane Congresbury BS49 5BQ

£635,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Detached bungalow



HOW BIG  
1818.70 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
2



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and double  
garage



OUTSIDE SPACE  
Front, rear and side



EPC RATING  
D



COUNCIL TAX BAND  
F





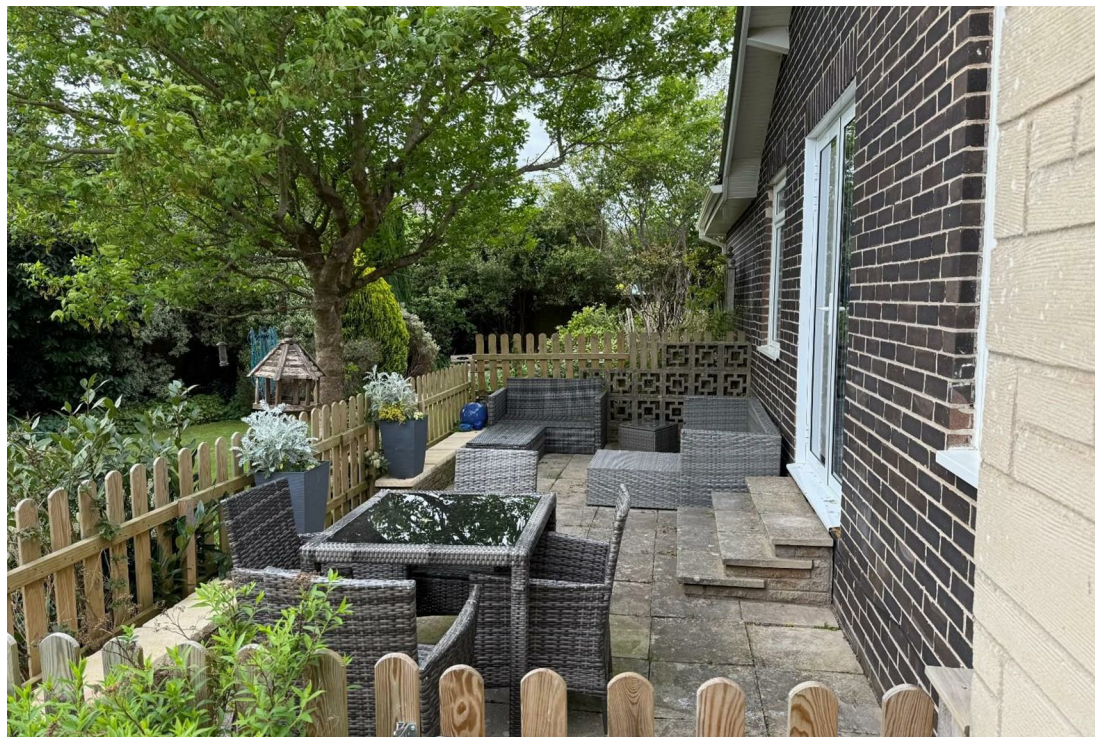
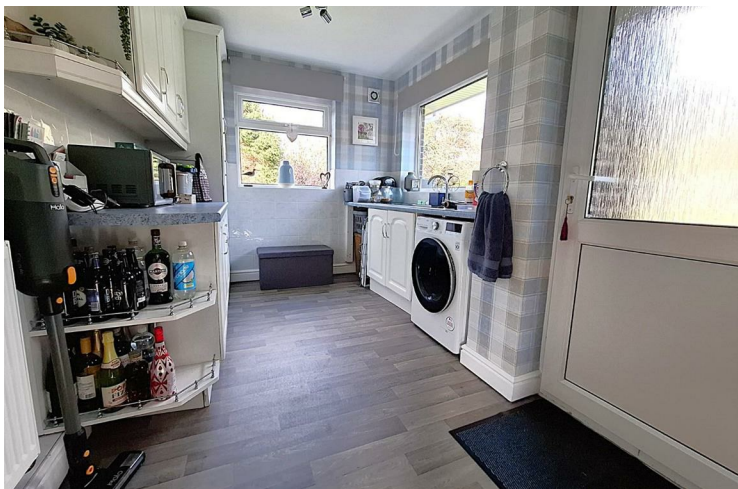
Substantial three double bedroom detached bungalow, immaculately presented, enjoying a glorious plot in the region of 1/3 of an acre – Claremont occupies an exceptional position, centrally located within a generous plot. Presented to a 'show home' finish, the current owners have fully refurbished this beautiful turn key bungalow to the highest standard throughout. The spacious, bright and airy accommodation is laid out over a single level with the east wing of the property housing the generous living accommodation, comprising dual aspect lounge with enclosed log burning fire, well appointed kitchen breakfast room, separate dining room with double glazed sliding doors opening to the gardens, utility boot room and wc. The west wing hosts three double bedrooms, modern family bathroom and recently refitted family shower room. Further accommodation includes welcoming entrance hall, sizable entrance porch, used by the current owners as a home office and double garage.

Claremont sits centrally within this generous plot boasting a total size in the region of 1/3 of an acre, cleverly designed into a range of different areas. The rear lawned garden is a private enclosed oasis with a selection of established fruit trees, shrub borders and patio seating area, a truly wonderful environment to sit back and relax throughout the day. The rear also houses a sizable greenhouse with an additional garden to the side, ideal for those who are looking for their very own home allotment. The front and side gardens are a gardeners delight, predominantly laid to manicured lawn with a variety of mature trees, evergreens, shrubs and colourful flowers. The well thought out borders have been carefully designed creating a surprising degree of privacy. A patio seating area is also available leading from the dining room, ideal for evening dining and entertaining. A generous block paved driveway and parking area for numerous vehicles is available at the front plus an oversized double garage.

The village of Congresbury is home to some charming traditional village amenities including public houses offering great ales and good food, independent butchers and bakers and village post office. 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 bungalow with beautiful gardens in 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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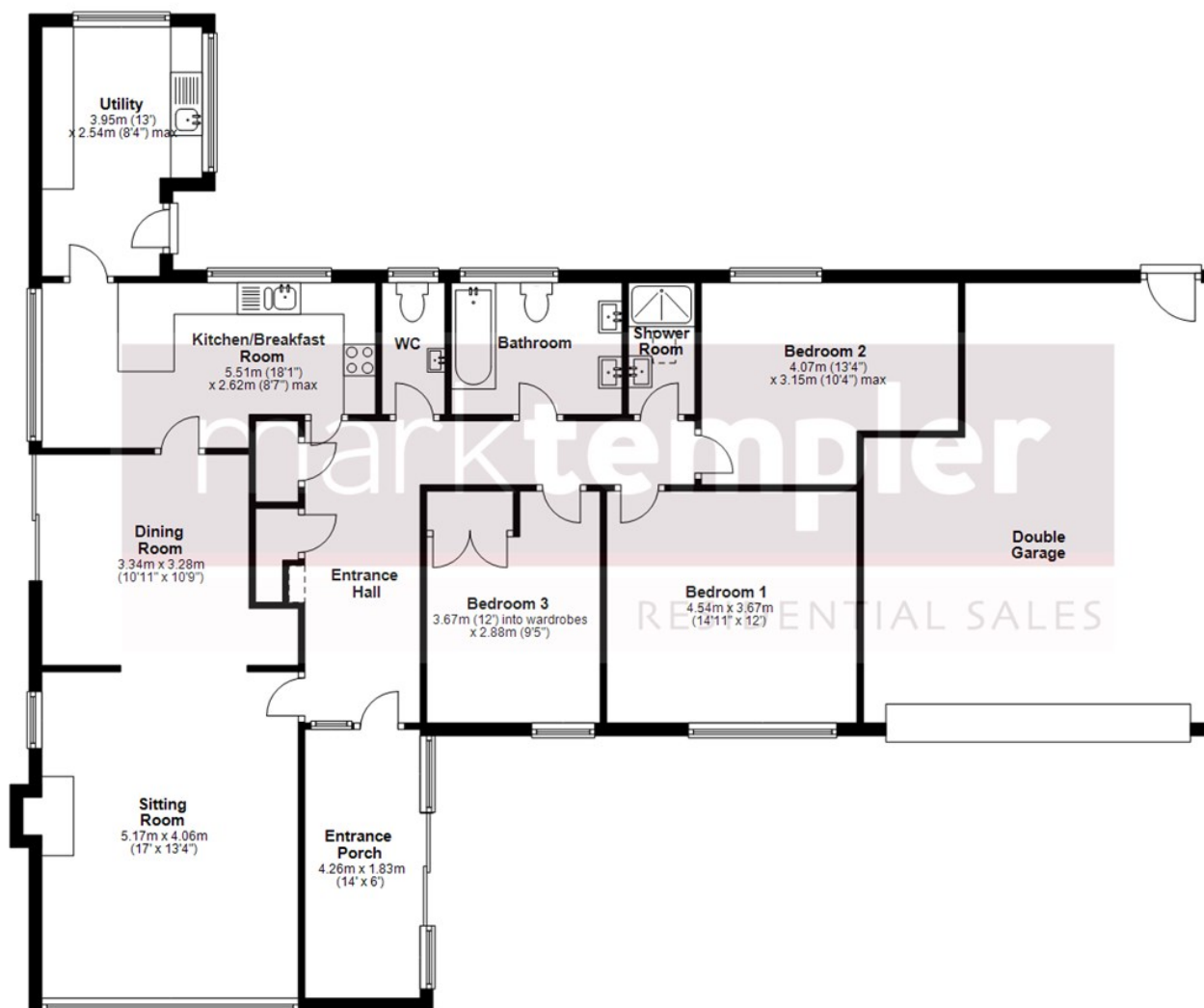






### Ground Floor

Approx. 169.0 sq. metres (1818.7 sq. feet)



Total area: approx. 169.0 sq. metres (1818.7 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.