

1 West Mill Congresbury BS49 5DD

£429,995

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
1058.10 sq ft



BEDROOMS
3



RECEPTION ROOMS
1



BATHROOMS
2



WARMTH
uPVC double glazing and gas
fired central heating



PARKING
Off street



OUTSIDE SPACE
Front and rear



EPC RATING
B



COUNCIL TAX BAND
D

Charming three bedroom semi detached family home, ideally situated within a small and intimate modern development in the village of Congresbury - 1 West Mill is a delightful contemporary home, situated within the charming mews style setting, backing onto the Congresbury Yeo with views over the Millennium Green and beyond. West Mill is an exceptional development of seven individual homes constructed in 2020 built with only the finest quality fixtures throughout. The property itself is accessed via a spacious entrance hall with stairs that rise to the first floor and doors to a cloakroom WC and open plan lounge diner. The lounge diner enjoys a light and airy dual aspect with French doors opening to the rear garden with a beautiful outlook over the Congresbury Yeo beyond. The dining area is open to the well equipped sage green shaker style kitchen with composite worksurfaces over and a range of Neff integrated appliances. The first floor boast three double bedrooms, principal with ensuite shower room and family bathroom.

Outside, the property benefits from a generous rear garden with a beautiful outlook over the Congresbury Yeo, from the Indian sandstone patio. A wonderful peaceful environment to sit back, relax and enjoy the local countryside. The rear opens onto a side garden with manicured lawn and raised deck sitting area, providing a tranquil environment to relax during a summers evening. The gardens further benefit from some established borders with coloured flowers and shrubs. The front and side is laid to block paving with allocated off street parking for two vehicles and a selection of further communal off street parking spaces.

Located close to the Mendip Hills area of outstanding natural beauty, West Mill is a special place which gives you the opportunity to get away from it all while remaining close to all that the surrounding towns and cities have to offer. From enjoying the tranquility of a walk along the river Yeo to a shopping trip in the city (Bristol is just a 30 minute drive away), West Mill brings you the best of both worlds. Congresbury village itself offers a range of local shops and services including a local post office, butchers and bakers – the staples of any rural high street. There is also a thriving social scene thanks to the mix of eateries, including several welcoming pubs all offering classic pub fayre. If you're looking for good schooling, there is an excellent primary school nearby as well as Churchill Academy & Sixth Form – rated 'outstanding' by Ofsted. For when the kids need to let off some steam, there are local playing fields, youth club, and a children's play area, also close to the nearby Strawberry Line cycle path which stretches from Yatton to Cheddar – perfect for weekend jaunts.







Immaculate modern home with views of the Congresbury Yeo



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



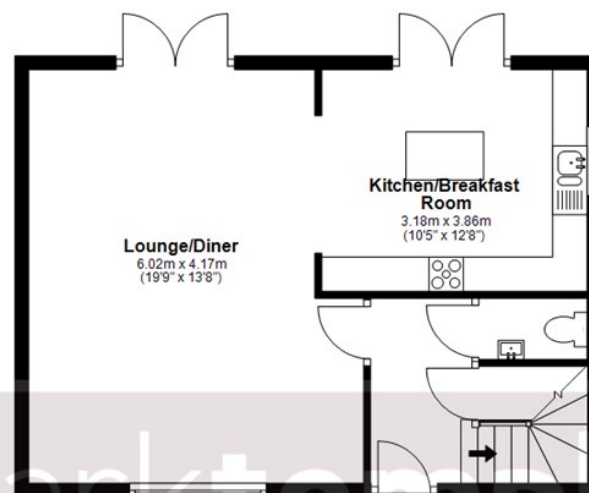
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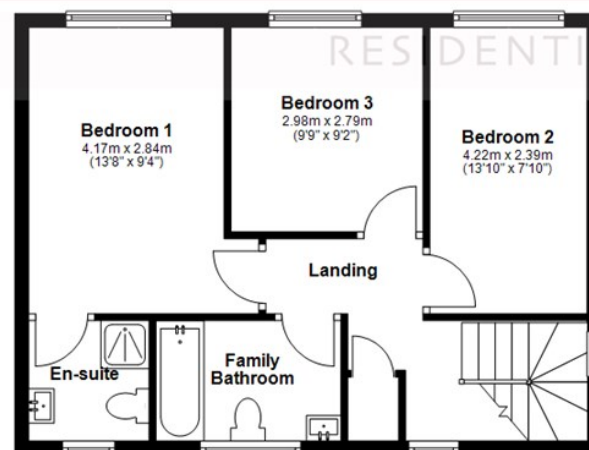
Ground Floor

Approx. 48.9 sq. metres (526.0 sq. feet)



First Floor

Approx. 49.4 sq. metres (532.1 sq. feet)



Total area: approx. 98.3 sq. metres (1058.1 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.