

23 Stonewell Drive Congresbury BS49 5DW

£359,950

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
1006.20 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
C



COUNCIL TAX BAND
C

A three-bedroom semi-detached home that is positioned in a charming location, perfect for those seeking a family home with ample space for a growing family. 23 Stonewell Drive is a delightful property, conveniently located close to the recreational ground and cricket club, making this home ideal for sports enthusiasts or families looking for outdoor activities. Boasting well-appointed accommodation over two floors, the sitting room is to the front while the hub of the home is the generous kitchen/breakfast room that spans the rear of the property and opens into one of the standout features of this property, the sunroom. These areas combined make for a bright and airy space to relax and entertain guests and also open onto the rear garden. The handy addition of an entrance porch and WC complete the ground floor. Upstairs offers three bedrooms and a family bathroom.

Outside the rear garden is enclosed and laid mainly to lawn with a generous patio seating area to entertain and soak up the summer sun thanks to its south-facing aspect. A paved area to the side allows additional space for a shed where a secure gate provides side access also. To the front, a pathway leads to the main entrance, flanked by areas laid to slate chippings and bordered by mature shrubs and bushes. Adjacent is a block-paved driveway that provides off-street parking for four vehicles and leads to the garage, catering to all your family needs

23 Stonewell Drive is 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.







Superb three bedroom family home, ideally situated to access the amenities
Congresbury has to offer



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



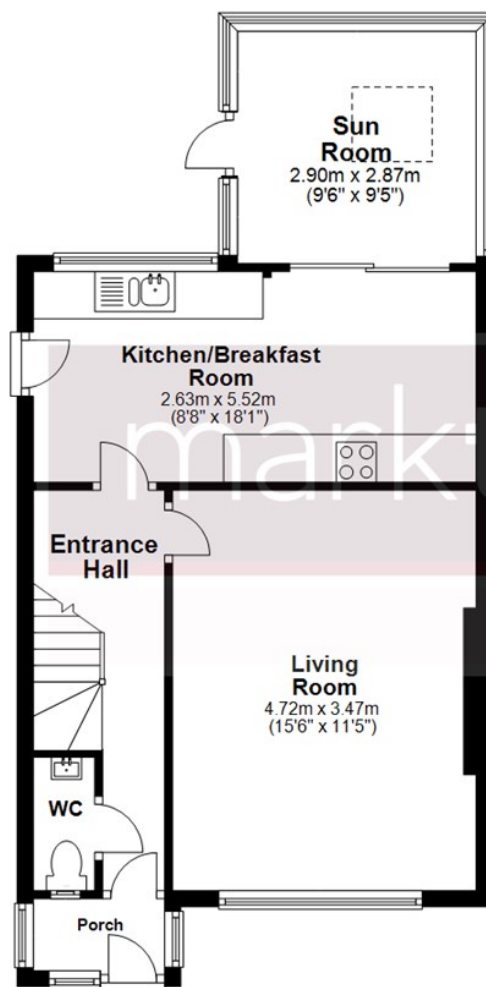
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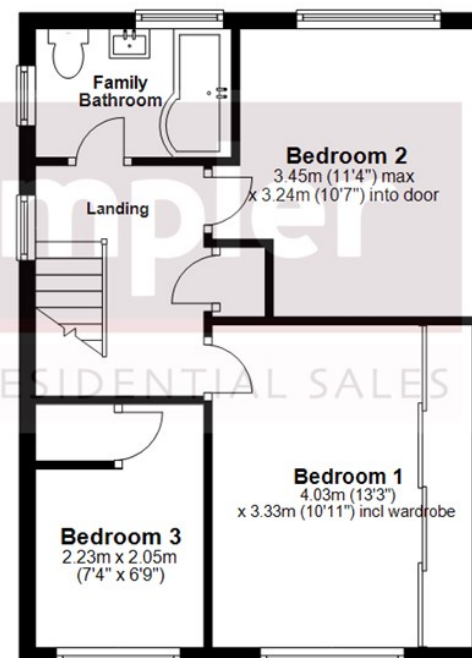
Ground Floor

Approx. 51.5 sq. metres (554.2 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 93.5 sq. metres (1006.2 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.