

4 Wrington Mead Congresbury BS49 5BH

£350,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Semi-detached house



HOW BIG
958.00 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 rear



EPC RATING
D



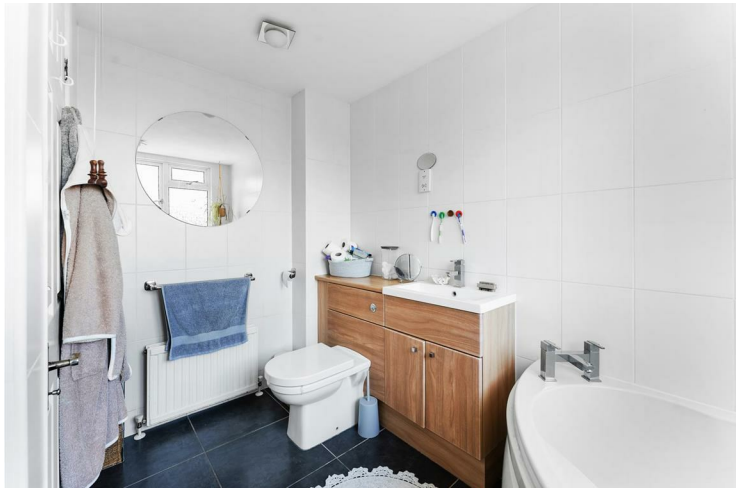
COUNCIL TAX BAND
C

Tucked away in a peaceful cul-de-sac within the heart of Congresbury - 4 Wrington Mead is a beautifully presented three-bedroom semi-detached family home that has been thoughtfully reconfigured by the current owners to create a bright and sociable accommodation, ideal for modern living. The well presented ground floor accommodation, enjoying Karndean flooring throughout, is accessed via a welcoming entrance hall and flows seamlessly into a delightful open-plan kitchen dining room, fitted with a modern grey fitted kitchen. Patio doors open directly onto the rear garden, making this a perfect space for entertaining. The dining area features a charming log burner and a bespoke fitted seating area with under-seat storage. Double doors lead into a separate sitting room, offering a cosy retreat. A utility room provides additional storage and appliance space, while a cloakroom WC and a further reception room, currently used as a home office, completes the ground floor. The first floor boasts three well proportioned bedrooms and a family bathroom benefitting from four piece suite.

The rear garden is a true highlight of the property, thoughtfully landscaped to offer a variety of spaces for relaxation and outdoor living. A patio area directly accessed from the kitchen provides the perfect spot for al fresco dining, while gravel pathways lead through colourful flower borders to a charming corner pergola, ideal for enjoying the morning sun. A vegetable patch adds a practical touch for keen gardeners and a summerhouse with power and lighting offers a versatile space for hobbies, storage or a peaceful retreat. The garden is fully enclosed, providing a safe and private environment for families. To the front, the property benefits from off-street parking for multiple vehicles, with side access to the garden and additional sheltered storage.

Congresbury is a thriving village nestled in the North Somerset countryside, offering a strong sense of community and a wide range of local amenities including shops, cafes, pubs and a primary school. The village is ideally located for commuters, with easy access to the A370, M5 motorway and mainline rail services available from nearby Yatton station, providing direct links to Bristol, Bath and London Paddington. Surrounded by scenic countryside and close to the coast, Congresbury is a popular choice for families and professionals alike. 4 Wrington Mead presents a rare opportunity to acquire a stylish and flexible home in a quiet yet convenient setting.







Well presented family home 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

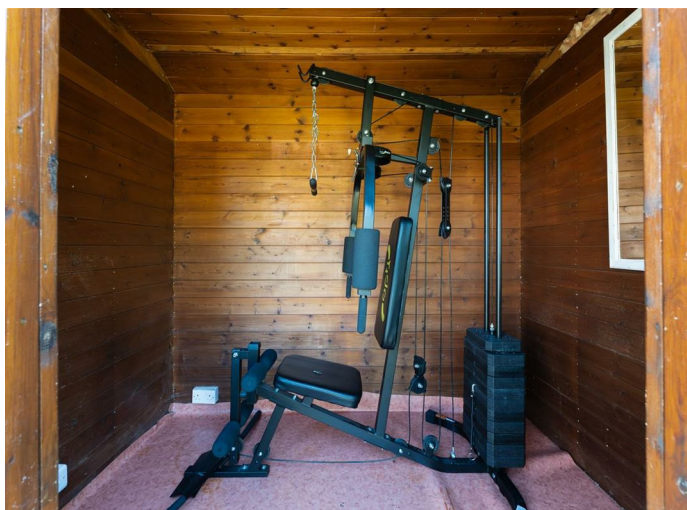
St Andrew's Primary School and Churchill Secondary School catchment area

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



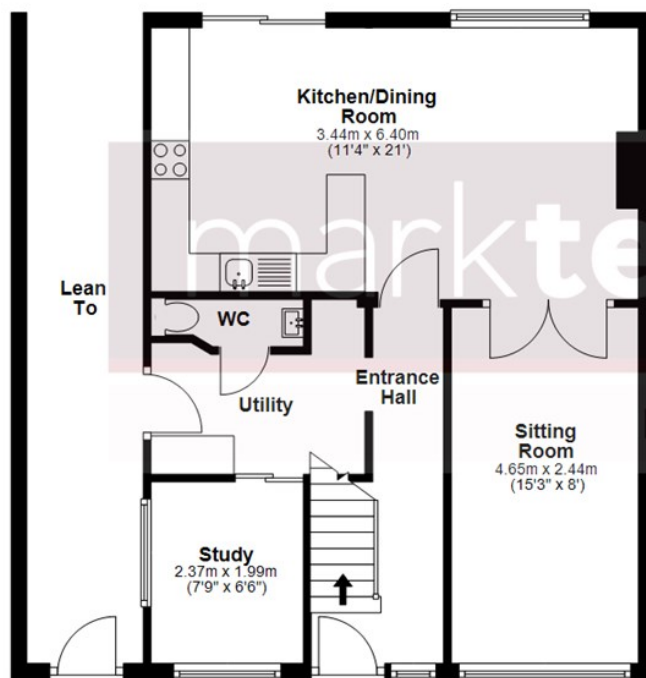
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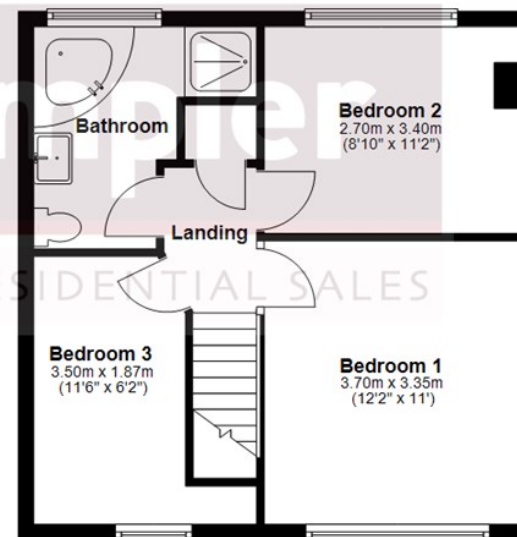
Ground Floor

Approx. 58.5 sq. metres (629.7 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.7 sq. feet)



Total area: approx. 99.1 sq. metres (1066.5 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.