



13 Church Court Church Road, Redhill

Guide Price £240,000



13 Church Court Church Road

Redhill, Bristol

Charming 3-Bedroom Terraced Home with Countryside Views in Redhill, North Somerset
Nestled in the heart of the picturesque village of Redhill, this well-presented 3-bedroom terraced home offers generous living space, scenic views, and a range of practical features ideal for modern family life.

The property boasts three generously sized bedrooms and a recently fitted white bathroom suite, creating a fresh and contemporary feel. A spacious kitchen provides plenty of storage with a wide array of cupboards, while the well-proportioned living room, located at the rear of the home, offers a comfortable and private space to relax and unwind.

To the rear, a private, enclosed courtyard garden with decking provides an ideal spot for outdoor dining or entertaining, enjoying far-reaching views across the beautiful North Somerset countryside. At the front, there's a lovely outlook toward the village church, adding to the home's character and charm.

An off-street parking space to the rear adds convenience, and there is excellent potential to create further parking at the front, subject to the necessary consents.



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Redhill:

Redhill is a charming rural village located in the picturesque North Somerset countryside. Known for its peaceful ambience, it offers a blend of scenic views and convenient access to nearby amenities. The area boasts lovely walking routes, perfect for outdoor enthusiasts, and is surrounded by lush greenery and rolling hills. Redhill residents can enjoy a strong sense of community, with a local church, village hall and pub, whilst independent shops, cafes, and schools are just a short drive away in neighbouring Wrington. Redhill's proximity to the vibrant towns of Bristol and Bath makes it an ideal choice for those seeking a tranquil retreat without sacrificing easy access to urban conveniences. Whether you're looking for a family home or a serene getaway, Redhill presents an inviting and idyllic setting.

**Hallway**

6' 4" x 11' 5" (1.93m x 3.48m)

Lounge

14' 9" x 10' 7" (4.50m x 3.23m)

Kitchen

8' 0" x 12' 0" (2.44m x 3.66m)

Bedroom 1

12' 3" x 8' 8" (3.73m x 2.64m)

Bedroom 2

10' 7" x 8' 0" (3.23m x 2.44m)

Bedroom 3

7' 5" x 6' 4" (2.26m x 1.93m)

Bathroom

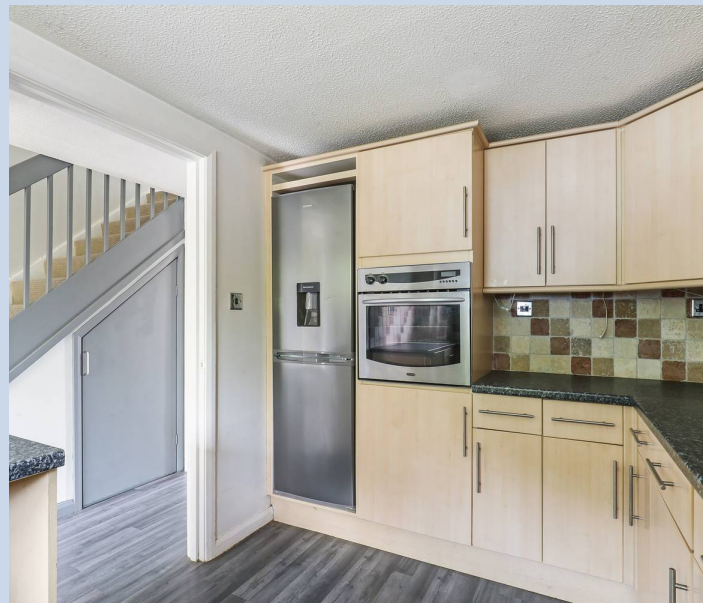
6' 4" x 5' 10" (1.93m x 1.78m)

Council Tax band: B

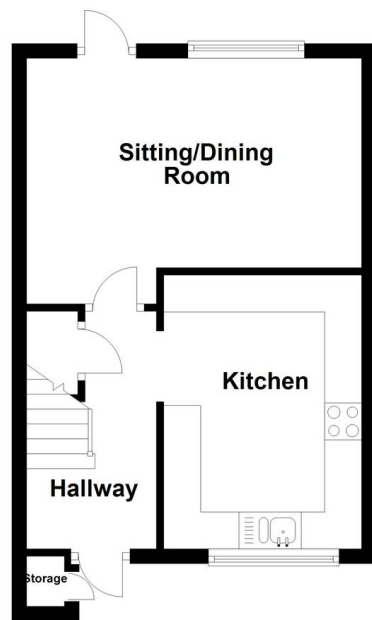
Tenure: Freehold

EPC Energy Efficiency Rating: D

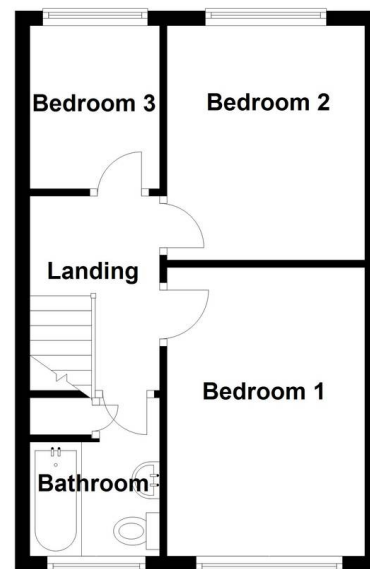
EPC Environmental Impact Rating: E



Ground Floor



First Floor



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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IMPORTANT NOTICE

For clarification, we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.



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