



**12 Homefield
Congresbury, Bristol BS49 5HG**

Robin King | Estate
Agents

12 HOMEFIELD, CONGRESBURY, BRISTOL, BS49 5HG

A spacious 3/4 double bedroom terraced house with enclosed garden, parking space, swimming pool and no onward chain, in a North Somerset village convenient for access to Bristol and beyond

APPROX 1,263 SQ FT OF ACCOMMODATION • 3/4 DOUBLE BEDROOMS • 2/3 RECEPTION ROOMS • PRIVATE ENCLOSED GARDEN • SWIMMING POOL • ALLOCATED PARKING SPACE • NO ONWARD CHAIN • MAINLINE RAILWAY SERVICES AT YATTON 2.5 MILES • ACCESS TO M5 WITHIN 5.8 MILES AT JCT 21 • BRISTOL AIRPORT 8.2 MILES • CENTRAL BRISTOL 12.4 MILES. (ALL DISTANCES APPROX)

Having been a rental property for a number of years, 12 Homefield comes to the market with no onward chain and offers a fantastic opportunity as an investment property or alternatively, would make a brilliant family home.

Situated in a quiet residential area, convenient for access to the shops and facilities of Congresbury, the property has an allocated parking space to the rear in Cadbury Square and offers an enclosed private garden to the front and side of the property.

Entering the property via a useful porch with space for coats and shoes you arrive into a large hall/dining room. This wide spacious area which forms the heart of the home has plenty of room for a dining table and useful storage under the stairs, together with an airing cupboard. To the left is the well planned out kitchen with a comprehensive range of wall and base units, integrated electric hob, Bosch dishwasher and double oven. There is also space for a fridge, freezer and washing machine.

Leading right from the reception hall is the sitting room. With a stone hearth and coal effect gas fire, this cosy room has views over the front garden. For rental purposes it has been subdivided and leads through to the snug/bedroom 4 which has French doors to the garden; this space could easily be restored to provide one large reception room. The ground floor is completed with a cloakroom and back door which gives access to Cadbury Square where there is an allocated parking space for the property.

Upstairs are three well-proportioned double bedrooms arranged around a central landing and a good sized family bathroom with separate bath and shower.





Outside – The garden is completely enclosed by sturdy wooden fencing and has a practical shed for garden tool storage. To the right the garden extends to the side of the property where there is a paved dining terrace, a perfect spot for a BBQ and stairs to a substantial raised deck area. Cleverly, hidden beneath this is a swimming pool. Whilst this has not been used for several years, there is potential for restoration, should the new purchaser wish to.

Location – Homefield is a popular residential street conveniently located for access to Congresbury's shopping parade and for access to Bristol (within 13 miles) and beyond. The friendly village contains a variety of independent shops and businesses plus sports and leisure amenities along with a primary school. The property is within the catchment area for the well regarded Churchill Academy and Sixth Form. Mainline railway services (London Paddington from 114 minutes) are available from Yatton station, 2.5 miles away. Access to the M5 via Jct 21 is within 5.8 miles and Bristol Airport is within 8.2 miles. The surrounding countryside offers hosts of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and outdoor pursuits centre, all within easy reach.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

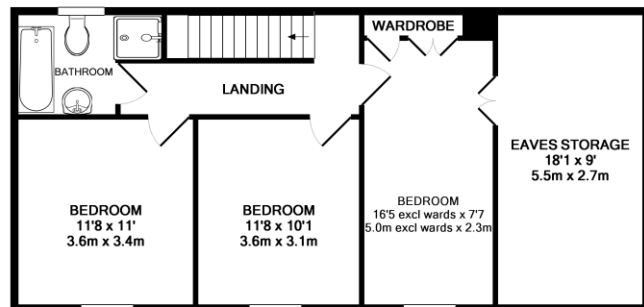
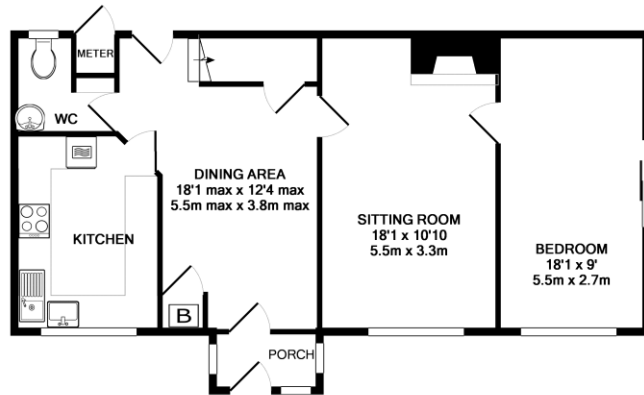


DIRECTIONS – From our office take the B3133 High Street and continue for 0.3 miles, turning left onto Park Road and continue along for 0.2 miles. As Park Road bears around to the right, take the left turning to Homefield Road, and continue to the end where you will find number 12 on the right.

SERVICES – All mains services are connected

EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND** B £1,605.78 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL APPROX. FLOOR AREA 1263 SQ.FT. (117.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT