



18 Park Road

Congresbury, Bristol

A beautifully presented semi-detached home in the highly desirable village of Congresbury, offering 3 double bedrooms, garage, and off-street parking—a perfect blend of modern living and village charm.

Council Tax band: D

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Approx. 1240 Sq.ft accommodation and garaging
- Three double bedrooms
- Open plan living/dining room
- Practical downstairs cloakroom with utility
- Planning permission granted for a single storey rear extension
- Popular location in a quiet road on the edge of Congresbury village
- Within catchment area for well regarded primary and secondary schools
- Close proximity to mainline railway/M5/Bristol Airport







18 Park Road

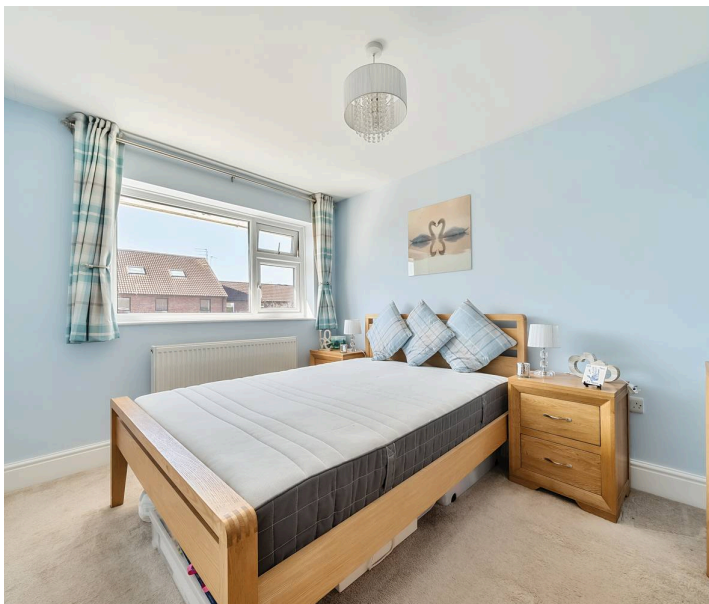
Congresbury, Bristol

18 Park Road is a beautifully located semi-detached home, offering over 982 sq ft of well-proportioned living space and a garage. Nestled in a peaceful residential area, it is ideally positioned for easy access to the shops, countryside, and amenities of Congresbury.

A charming oak-framed porch with Millboard composite decking welcomes you to the newly installed modern front door. Upon entering, you are greeted by a bright and inviting hallway, featuring large high-gloss marble-effect tiles. To the right, you'll find a cloakroom/utility room, providing space for a washing machine and additional storage. On the left is the kitchen, which is fully fitted with stylish cream units. It includes an integrated electric oven, a five-ring gas hob, space for a slimline dishwasher, and space for a fridge/freezer.

At the end of the hallway, the spacious lounge/diner awaits, complete with a log burner and elegant engineered oak flooring. Double doors from the living area lead to a modern conservatory, designed for year-round enjoyment with central heating.

Upstairs, the light and airy first-floor landing features a large window and a striking glass and oak staircase. It provides access to three generously sized double bedrooms, with the master bedroom benefiting from fully fitted Hammonds high-gloss wardrobes. The family bathroom is beautifully tiled and includes a classic white three-piece suite.



Outside

18 Park Road is set back from the road behind a spacious front garden and a large driveway, providing off-road parking for up to five vehicles, access to the garage and a useful outdoor power socket. A side door leads to a storage area, perfect for concealing recycling bins. The south facing rear garden features a decked area with a canopy, ideal for relaxing and enjoying the sunshine, as well as a generous patio area for outdoor dining. The garden is mainly laid to lawn, with a large raised flower bed and a separate play area. Additionally, a fully insulated summerhouse offers potential as a home office, with the option to add electricity and lighting for year-round use.

Location

Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to the M5 motorway at Clevedon and St. Georges. The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach. The friendly village includes a variety of independent shops and businesses along with cafes, pubs and restaurants and leisure facilities. Educational opportunities are very good, with primary schooling within the village and secondary education at the well-regarded Churchill Academy and Sixth Form.

(All distances/times approx.)

GARAGE

Single Garage



Park Road, Congresbury, Bristol, BS49

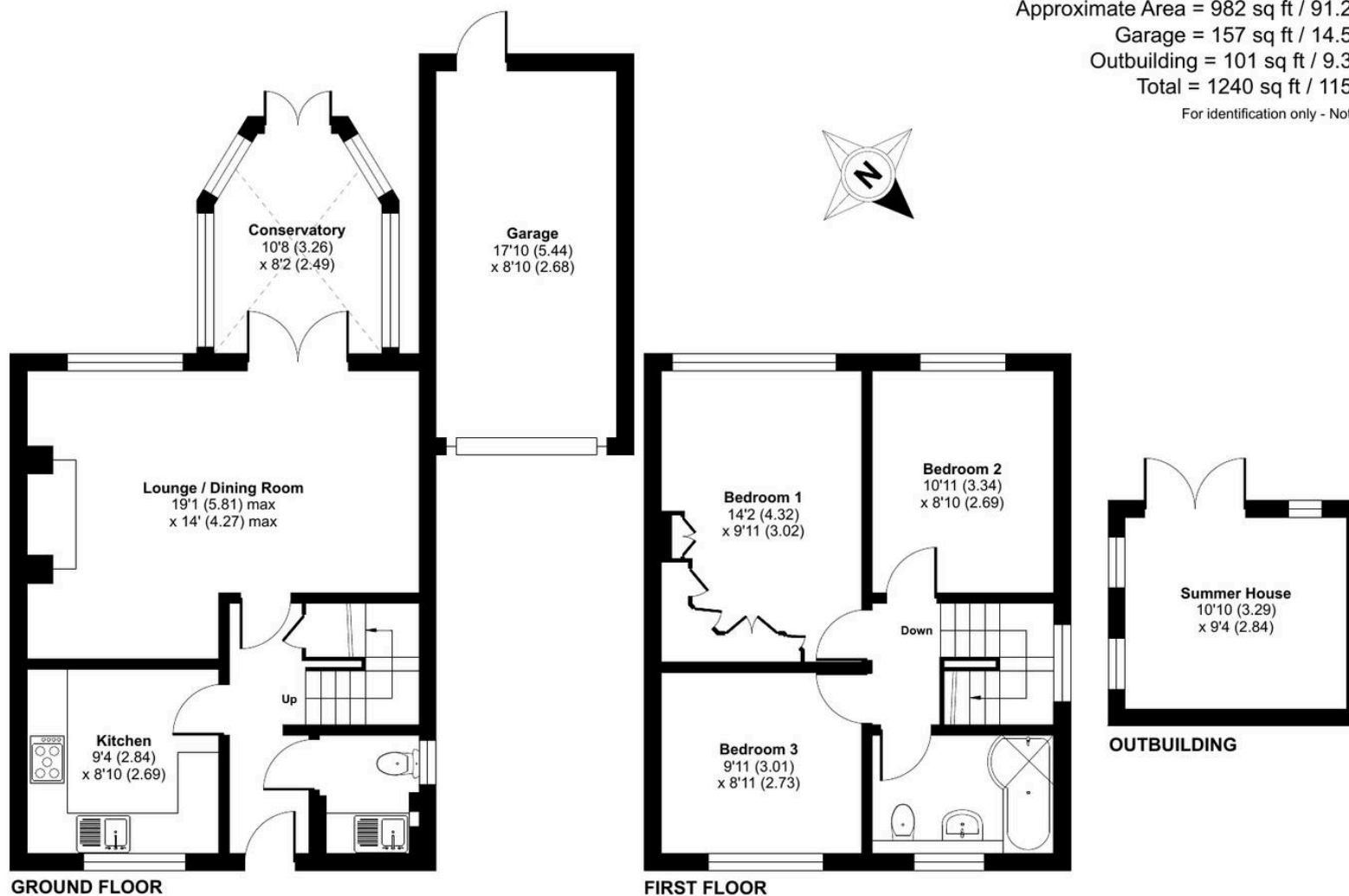
Approximate Area = 982 sq ft / 91.2 sq m

Garage = 157 sq ft / 14.5 sq m

Outbuilding = 101 sq ft / 9.3 sq m

Total = 1240 sq ft / 115 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robin King LLP. REF: 1268116

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