



**Robin King** | Estate Agents

**12 Southside, Congresbury - BS49 5BS**  
**£295,000**



## 12 Southside

Congresbury, Bristol

This three-bedroom semi-detached home in Congresbury offers spacious living with a south-facing rear garden, conservatory, and versatile outbuilding with power.

Featuring off-street parking, a good-sized kitchen, and useful outbuilding. Located close to local amenities and with excellent transport links, it's offered with no onward chain.

Council Tax band: B

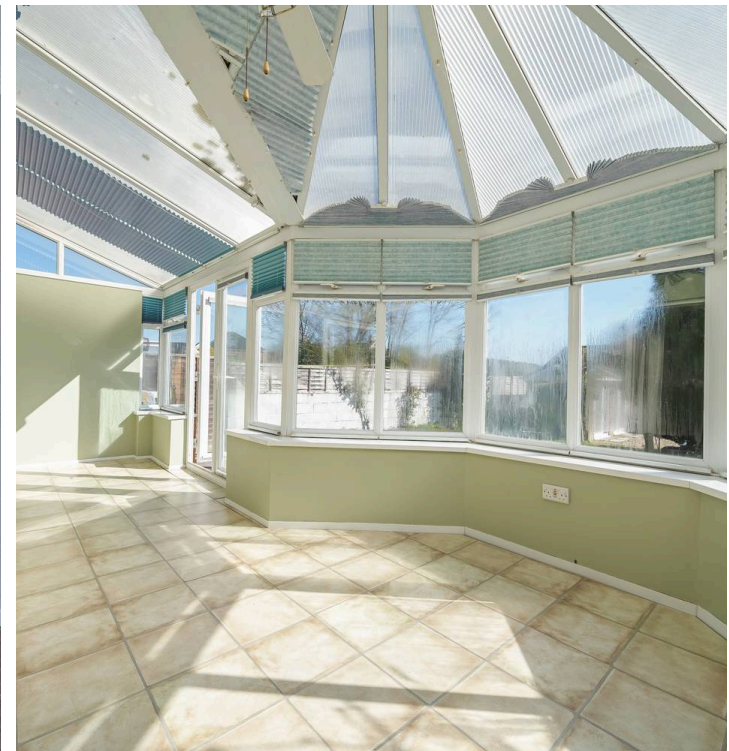
Tenure: Freehold

EPC Energy Efficiency Rating: C

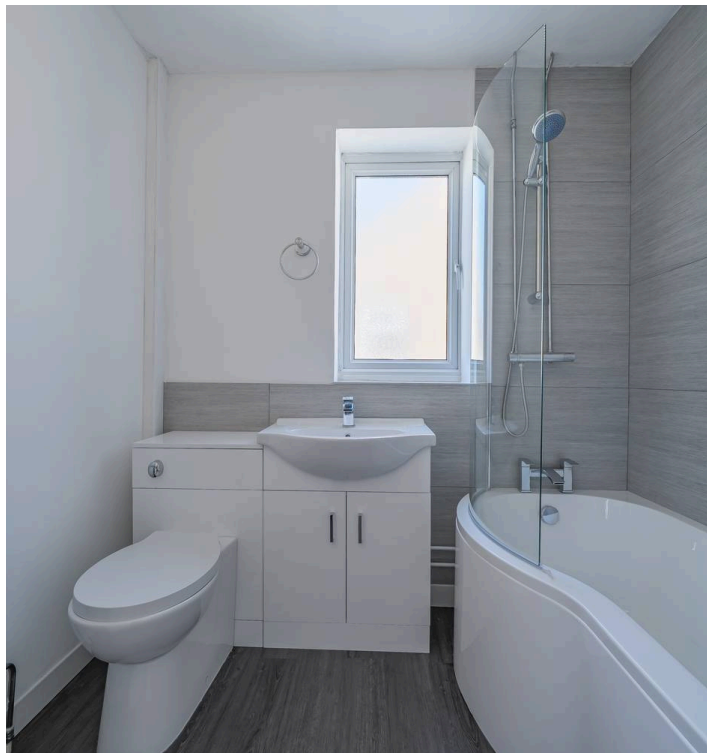
EPC Environmental Impact Rating: C

All Mains Services

- Approx 1338 Sq. Ft Accommodation
- 3 Bedrooms
- Open Plan Kitchen/Dining Room
- South Facing Garden
- Outbuilding
- Sought After Location in Popular Congresbury Village
- NO ONWARD CHAIN
- Easy Access to Bristol Airport, M5 and Mainline Railway Services (London from 112 mins)







## 12 Southside

Congresbury, Bristol

Tucked away at the end of a quiet cul-de-sac in the desirable village of Congresbury, this spacious three-bedroom semi-detached home presents an ideal opportunity for families or first-time buyers. The property is offered to the market with no onward chain, and features generously sized rooms, a sunny rear garden, and excellent potential to make it your own.

On arrival, the home is approached via a smart block-paved driveway that provides off-street parking. A practical entrance porch welcomes you in and leads to a bright and airy hallway. The sitting room is a great size, filled with natural light and featuring sliding doors that open into a full-width conservatory, creating a seamless link to the rear garden and providing a flexible space for relaxing or entertaining all year round.

The kitchen is equally well-proportioned, offering plenty of storage and workspace, along with enough room for a family dining table. It also benefits from patio doors opening into the conservatory, which acts as a central social hub of the home. Just off the kitchen is a useful additional room that could easily be converted into a dedicated utility space, playroom, or even a small home office. Adjacent to this is a downstairs cloakroom, adding extra convenience to everyday life.

Upstairs, the property offers three bedrooms—two generous doubles and a comfortable single—all served by a well-presented family bathroom.



The rear garden is a real standout feature. South-facing, enclosed, and mainly laid to lawn, it offers a safe and sunny space for children to play or for hosting summer barbecues. There is a paved patio area that's perfect for outdoor dining, and at the end of the garden you'll find a versatile outbuilding, already connected with power. This could easily be transformed into a home office, creative studio, gym, or workshop.

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.

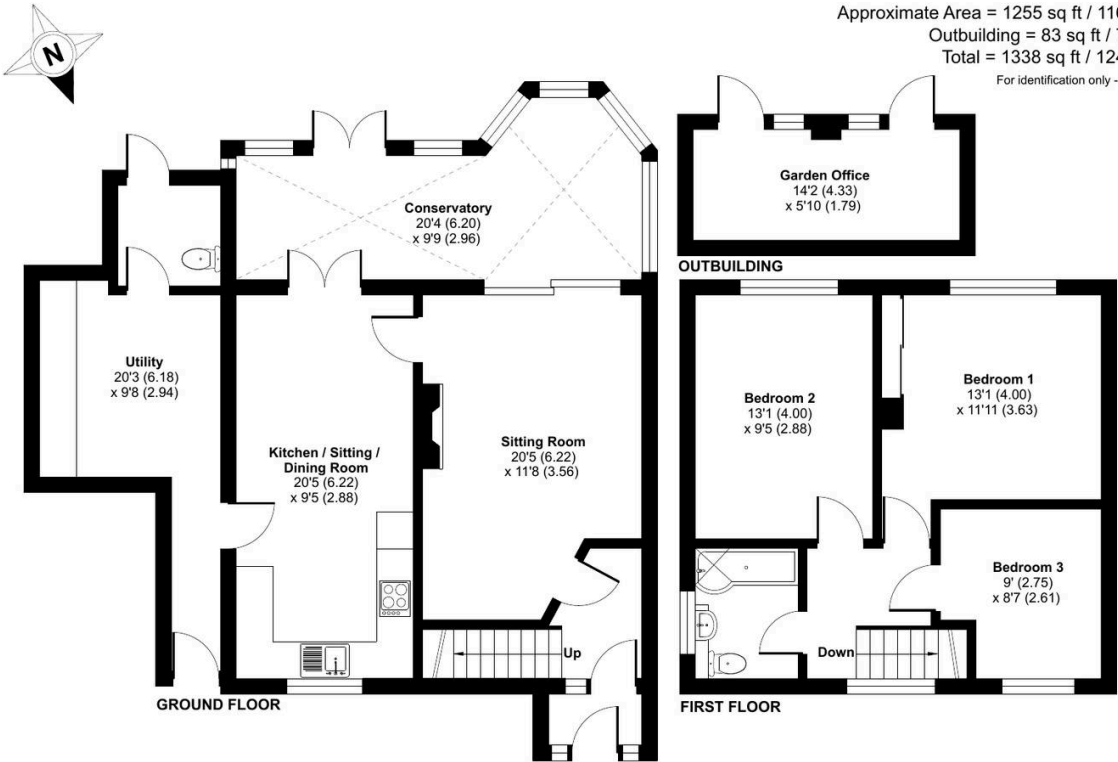
**Robin King**  
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Southside, Congresbury, Bristol, BS49

Approximate Area = 1255 sq ft / 116.5 sq m  
Outbuilding = 83 sq ft / 7.7 sq m  
Total = 1338 sq ft / 124.2 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). © ncthecom 2025. Produced for Robin King LLP. REF: 1270386