





# 19 Venus Street

Congresbury, Bristol

A well-presented 3 bedroom semi-detached home in the sought after village of Congresbury, featuring a rear kitchen/dining room, a garage, and off-street parking, a perfect blend of modern living and village charm.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

All Mains Services & Solar Panels

- Approx. 1179 sq.ft accommodation and garaging
- Open plan kitchen/dining room
- Separate lounge with log burner
- Three bedrooms
- Practical downstairs cloakroom
- 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











## 19 Venus Street

Congresbury, Bristol

19 Venus Street is a beautifully located semi-detached home. Nestled in a peaceful residential area, it is ideally positioned for easy access to the shops, countryside, and amenities of Congresbury.

Upon entering the property, you are welcomed by a bright and airy porch leading into the hallway, where engineered wood flooring flows seamlessly through to the spacious lounge. The hallway also benefits from an understairs storage cupboard. To the left, the generously sized lounge features a log burner and a large window that floods the room with natural light, creating a warm and inviting atmosphere. At the rear of the property, the dove grey kitchen is fitted with black marble-effect floor tiles, underfloor heating, and a boiling water tap, enhancing both style and practicality. The kitchen also includes an integrated electric oven, electric hob, space for a dishwasher, and room for a fridge/freezer. A door from the kitchen leads into the garage, which has plumbing for a washing machine and dryer. There is also a useful downstairs cloakroom accessed from the kitchen. Double doors open into a spacious conservatory designed for year-round use, offering a versatile space for dining or relaxing.

Upstairs, a light-filled landing with a large window leads to two generously sized double bedrooms and a good-sized single. The master bedroom, located at the front of the property, features a large window allowing in plenty of natural light, along with built-in wardrobes.





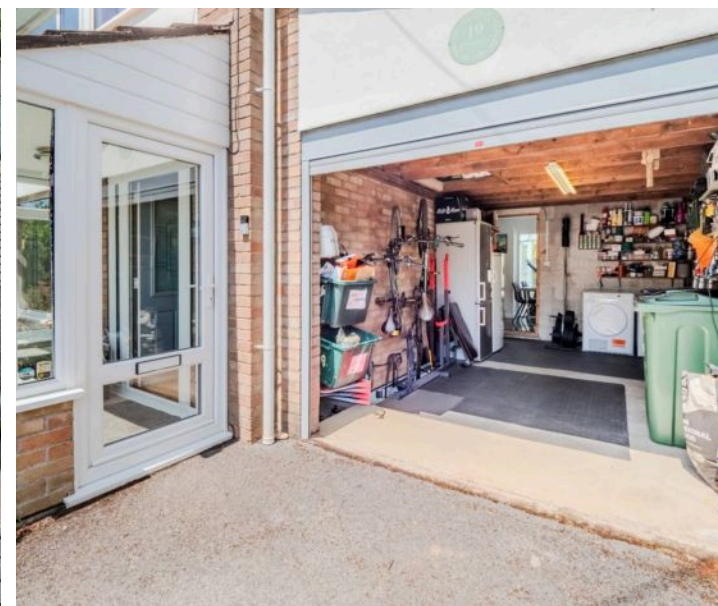
The second double bedroom, situated at the rear, also benefits from built-in wardrobes and includes a cupboard that formerly housed the water tank, now offering useful storage. The third bedroom also features built-in storage. The family bathroom is modern and well-appointed, with underfloor heating, a heated towel rail, shower over the bath, and stylish vanity units.

## Outside

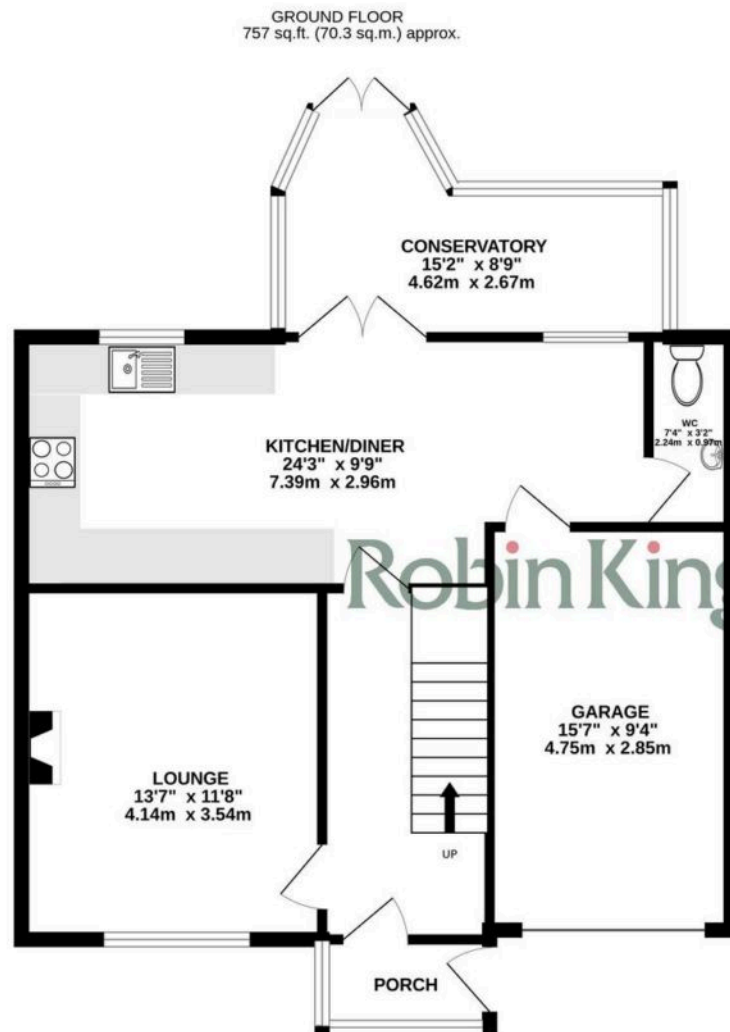
The property is set back from the road, with a driveway providing off road parking and access to the garage. The garage is equipped with power, lighting, and an electric roller door, offering both convenience and secure storage. The rear garden enjoys good sunlight throughout the day and into the evening and is planted with mature shrubs and trees, including a well-established plum tree that produces abundant fruit. A private seating area offers a peaceful spot for relaxing and enjoying the sunshine. There is also a useful garden shed providing additional storage. Owned solar panels are installed on the property, offering an energy-efficient and environmentally friendly benefit.

## 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.)







TOTAL FLOOR AREA : 1179 sq.ft. (109.5 sq.m.) approx.

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.  
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