



Bristol Road, Congresbury
£325,000



debbie fortune
ESTATE AGENTS
www.debbiefortune.co.uk



Bedrooms: 2

Bathrooms: 1

Receptions: 1

Gayhurst has been thoughtfully updated recently, including a complete re-wire, the installation of a brand-new fitted kitchen, and a new central heating system, offering peace of mind for the years ahead. The accommodation is light and well-proportioned, creating an inviting and versatile home that is ready to move straight into. Outside, the property benefits from generous parking and a garage with space for two cars, arranged in a single-width configuration and level gardens. There is the added benefit of stunning views over the River Yeo.



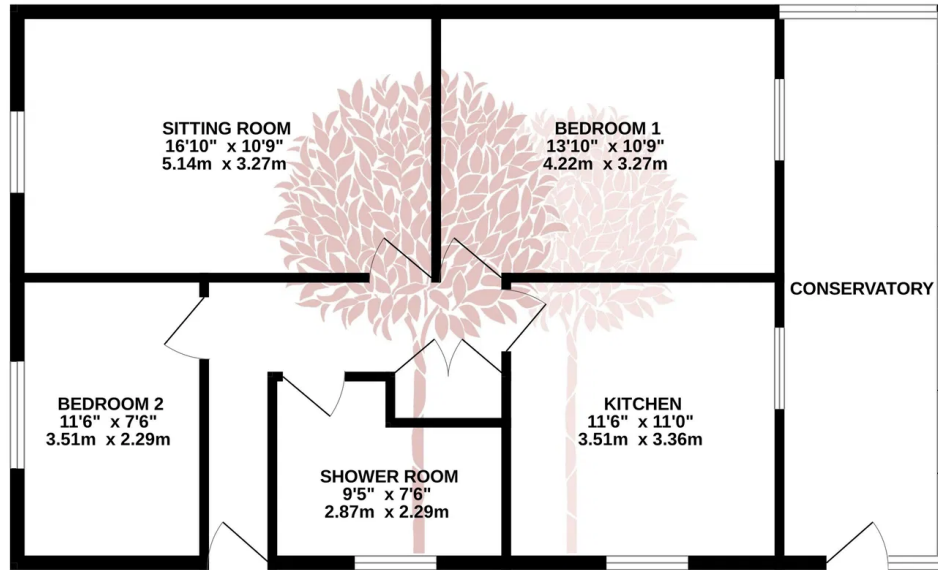
Perfectly placed within walking distance of local shops, a chemist, library, church, three traditional public houses and a supermarket, the home enjoys excellent access to daily amenities. At the same time, the surrounding countryside provides a wonderful backdrop for those who enjoy rural walks and village life. Congresbury also offers strong transport connections, with easy routes to both Weston-super-Mare and Bristol, as well as nearby bus services.



What we love about this property... We think this is a rare opportunity to purchase a much-loved home in a sought-after village location, offered with vacant possession and no onward chain - so early viewing is highly recommended!



GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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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Situation: Located in the thriving village of Congresbury, a community that combines the charm of village life with a range of amenities usually associated with a larger town. Residents enjoy a variety of shops, a supermarket, a doctor's surgery, chemist, church, library, and three welcoming public houses. Families are well catered for, with a well-supported primary school and pre-school, alongside a variety of local clubs and societies. Secondary education is available at nearby Churchill Academy and Sixth Form Centre, which benefits from a modern sports complex and provides daily transport for local children. There are also further schooling options in Bristol, Backwell, Wraxall, and Chew Magna. The surrounding North Somerset countryside offers a wealth of outdoor activities, with opportunities for walking, cycling, riding, fishing, sailing, and even dry skiing all within easy reach. Congresbury also offers convenient transport links: the A370 provides access to nearby towns, the motorway network is accessible at Clevedon (Junction 20) and St. Georges (Junction 21), and there is a mainline railway station at Yatton as well as Bristol International Airport at Lulsgate. This combination of village amenities, countryside access, and practical transport links makes Congresbury an ideal location for a home that balances a peaceful, community-focused lifestyle with everyday convenience.

Directions: Travelling along the A370 from Backwell, follow the road heading west in the direction of Congresbury. Continue on to Bristol Road and the turning will be on your right.

Material Information: This property operates on gas central heating. Council Tax Band: B
EPC Rating: C