



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.

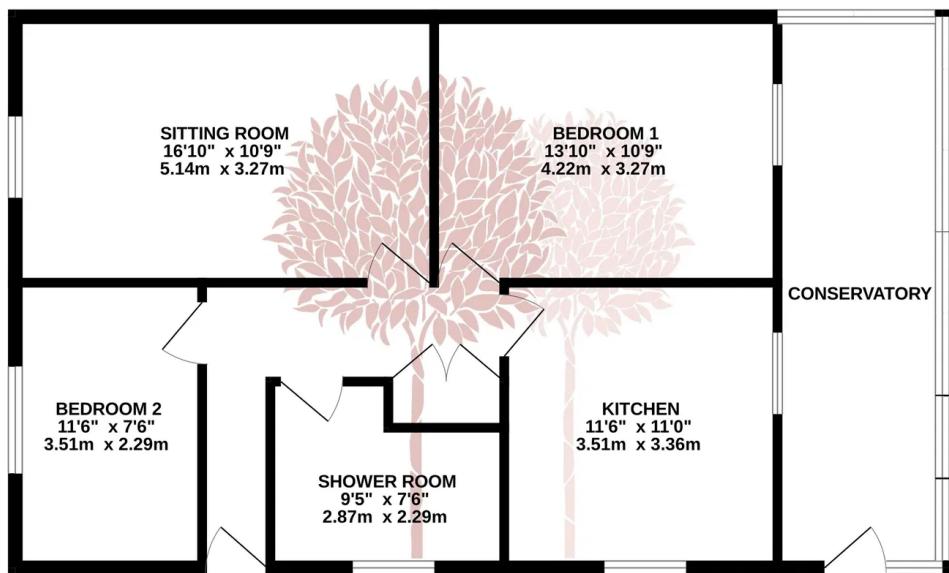
Perfectly placed within walking distance of local shops, a chemist, library, church, three traditional public houses and a supermarket, the home enjoys excellent access to daily amenities. At the same time, the surrounding countryside provides a wonderful backdrop for those who enjoy rural walks and 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.



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. What3words //presenter.stick.foil

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