

4 St. Andrews Close Congresbury BS49 5DZ

£440,000

marktempler

RESIDENTIAL SALES





|                       |   |   |                         |
|-----------------------|---|---|-------------------------|
|                       | <b>PROPERTY TYPE</b>                              |   | <b>HOW BIG</b>          |
| Semi-detached house   | 1865.70 sq ft                                     |   |                         |
|                       | <b>BEDROOMS</b>                                   |   | <b>RECEPTION ROOMS</b>  |
| 4                     |   | 3 |                         |
|                       | <b>BATHROOMS</b>                                  |   | <b>WARMTH</b>           |
| 2                     | uPVC double glazing and gas fired central heating |   |                         |
|                       | <b>PARKING</b>                                    |   | <b>OUTSIDE SPACE</b>    |
| Off street and garage | Front, rear and side                              |   |                         |
|                       | <b>EPC RATING</b>                                 |   | <b>COUNCIL TAX BAND</b> |
| D                     |   | E |                         |

Substantial four-bedroom semi-detached family home, located within the popular village of Congresbury - 4 St Andrews Close offers over 1800 sq ft of internal space, with multiple reception rooms providing flexible living accommodation and along with four well-proportioned double bedrooms, is ideal for family life. Entered via the entrance hall, the sitting room is situated to one side of the property and is flooded with light thanks to the dual aspect it offers. A study area is situated off the entrance hall and flows into the open plan kitchen diner. This really is the heart of the home and an ideal area for entertaining or simply, everyday living. Adjacent is a further reception room that has a WC off and also provides integral access to the garage. Upstairs, the feeling of space continues, as you have four generous double bedrooms along with the family bathroom. The principal bedroom is especially spacious and offers the convenience of an en-suite shower room.

Outside, the garden wraps around one side of the property, which provides an ideal space to grow some veggies if you so wish and leads to the rear garden. This is laid to lawn and bordered by a vast array of trees, shrubs and bushes with a hidden area that contains a shed for handy storage. A patio seating is also available for your relaxation. To the front, you have an area laid to lawn that is bordered by hedges, along with planted shrubs and flowers. A further area also has a pond to encourage local wildlife. The driveway is accessed via double wrought iron gates, providing off-street parking for two vehicles and leading to the garage.

St Andrews Close is located in the village of Congresbury, which is home to some traditional, cosy public houses. The primary school of St Andrew's is a short walk away and secondary schooling can be found at Churchill Community School. Congresbury is also a fantastic commuter base with Bristol and Weston-super-Mare all being within a short drive, whilst easy access to railway links to Bristol, London and the West Country are located at the nearby village of Yatton and frequently running buses.







## Substantial four bedroom, semi detached family home, situated within the village of Congresbury



### HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

Proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



Up your street...

St Andrew's Church

St Andrew's Primary School and Churchill Secondary School catchment area

Good commuter access to Bristol City Centre, Weston-super-Mare and the M5 motorway network

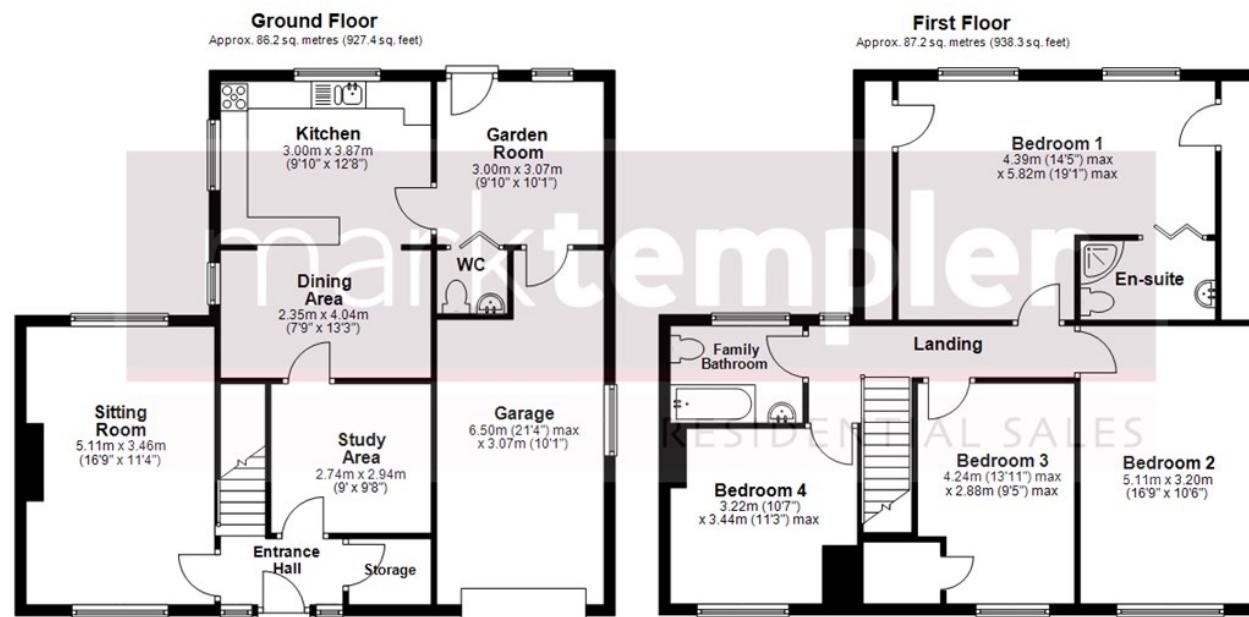
Mendip Spring golf club

A range of cosy Public Houses

Country walks and the Strawberry Line on your doorstep

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Total area: approx. 173.3 sq. metres (1865.7 sq. feet)

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.  
Plan produced using PlanUp.