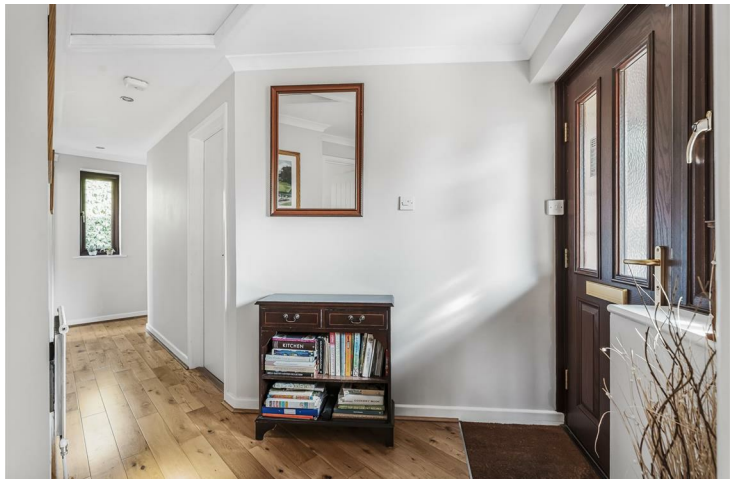
Parkland 35 Kent Road Congresbury BS49 5BD

£400,000

marktempler
RESIDENTIAL SALES









PROPERTY TYPE
Detached bungalow

HOW BIG
974.00 sq ft

BEDROOMS
2

RECEPTION ROOMS
2

BATHROOMS
1

WARMTH
uPVC double glazing and gas fired central heating

PARKING
Off-street and detached garage

OUTSIDE SPACE
Front and rear

EPC RATING
C

COUNCIL TAX BAND
D

Delightful two-bedroom bungalow, tucked away in a peaceful and well-regarded residential setting, offering a wonderful blend of privacy and practicality. Parkland is approached via a short shared driveway with a pathway that leads through the front garden, leading to the main entrance. Inside, the accommodation is arranged across a single level and begins with a welcoming entrance hall featuring wooden flooring, which opens to all rooms. The sitting room affords a dual aspect, making it a bright and inviting space, and opens into a conservatory via double doors, offering a peaceful spot to relax while enjoying views over the garden. The kitchen/breakfast room has been thoughtfully designed and includes a range of fitted units, Neff appliances, and a breakfast bar, with a courtesy door providing access to the garden and an external storage area. The bedrooms are situated away from the living area, allowing people to rest in peace, both generous doubles. The second bedroom offers Jack and Gill access to the WC that can also be accessed from the hallway. A modern shower room completes the accommodation on offer.

Outside, the garden is situated to the front and offers areas laid to lawn and patio, providing areas to sit and relax. This space enjoys a wonderful degree of privacy thanks to the mature hedges, trees, and shrubs that border the garden. A further area is laid to gravel that leads to the main entrance, making it a user-friendly area to enjoy. A shared entrance leads to a gravel driveway where you have off-street parking for multiple vehicles and leads to the detached garage. A carport is also available

Parkland is located on Kent Road in Congresbury, and you are situated within level access to bus stops and local amenities. For those looking to commute, there is great access to both Bristol City Centre and Weston Super Mare via the A370. The only way to fully appreciate everything on offer is to step through the front door of this fantastic home.

















Beautifully presented detached bungalow in 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.







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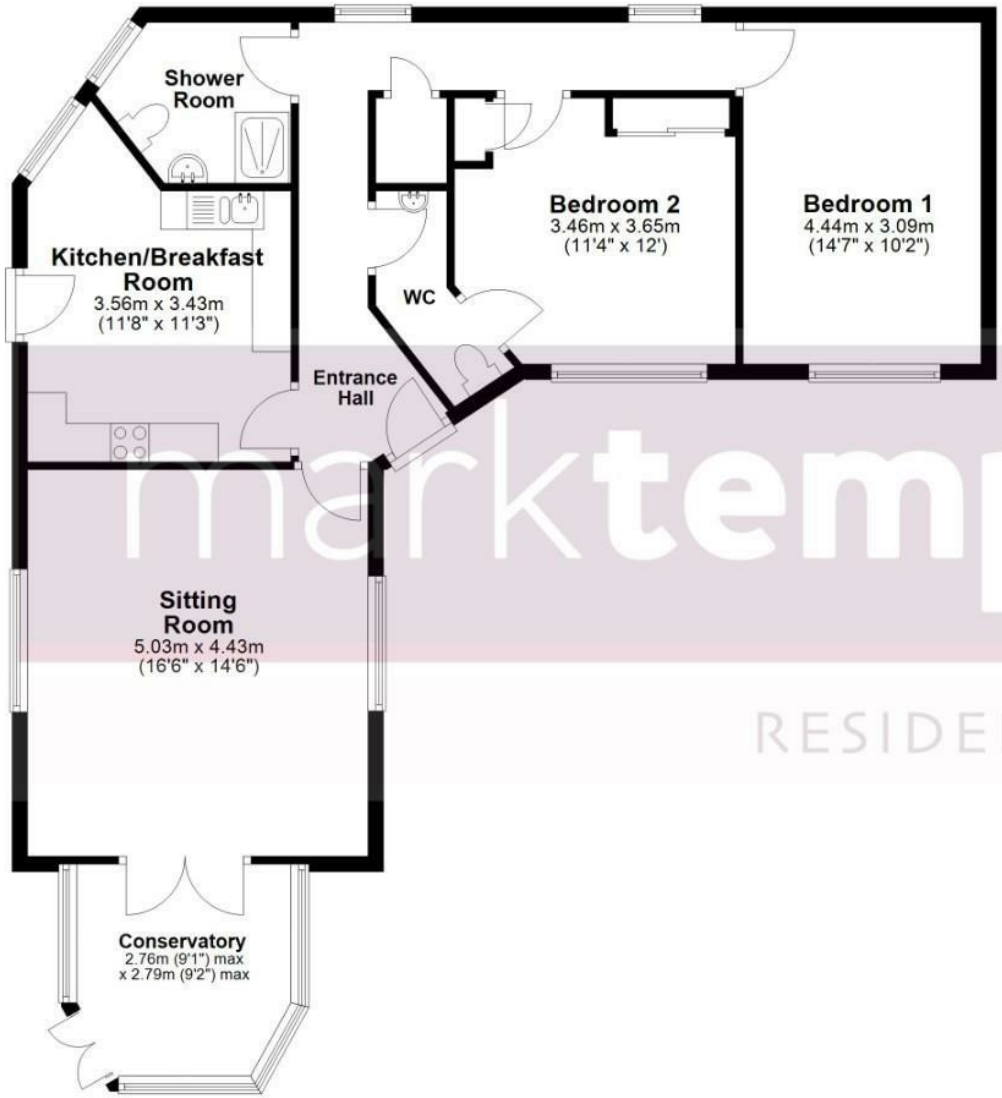
Ground Floor

Approx. 90.5 sq. metres (974.0 sq. feet)



Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



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Total area: approx. 90.5 sq. metres (974.0 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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.