

16 Stonewell Grove Congresbury BS49 5DR

£395,000

marktempler

RESIDENTIAL SALES





 Property Type House - Semi-Detached	 How Big 1378.80 sq ft
 Bedrooms 4	 Reception Rooms 3
 Bathrooms 3	 Warmth Gas central heating
 Parking Off street and garage	 Outside Front, side & rear
 EPC Rating D	 Council Tax Band E
 Construction Traditional	 Tenure Freehold

An extended four-bedroom family home, ideally positioned on a generous corner plot within this established Congresbury location. 16 Stonewell Grove offers loved, thoughtfully arranged accommodation, presented in good order throughout, whilst still offering buyers exciting scope to modernise in places and make the house their own. The ground floor provides a welcoming entrance hall, a particularly spacious living room open to the dining area, well appointed kitchen, useful utility space, cloakroom WC and a versatile study/additional reception room, ideal for hobbies, home working and even a ground floor bedroom if desired. The first floor benefits from four well appointed bedrooms, served by a recently refitted modern family shower room and additional family bathroom creating a practical layout, perfectly suited to growing families.

Outside, the property continues to impress, enjoying a beautiful wrap around corner garden that is mainly laid to lawn and complemented by well stocked, established shrub borders, creating a wonderfully private and colourful setting to enjoy through the seasons. The generous plot gives the house an excellent sense of space, with the added benefit of driveway parking and a detached garage, ideal for storage or hobby use. Altogether, this is a home with gardens and grounds that will particularly appeal to families, keen gardeners and those seeking outside space that is becoming increasingly hard to find.

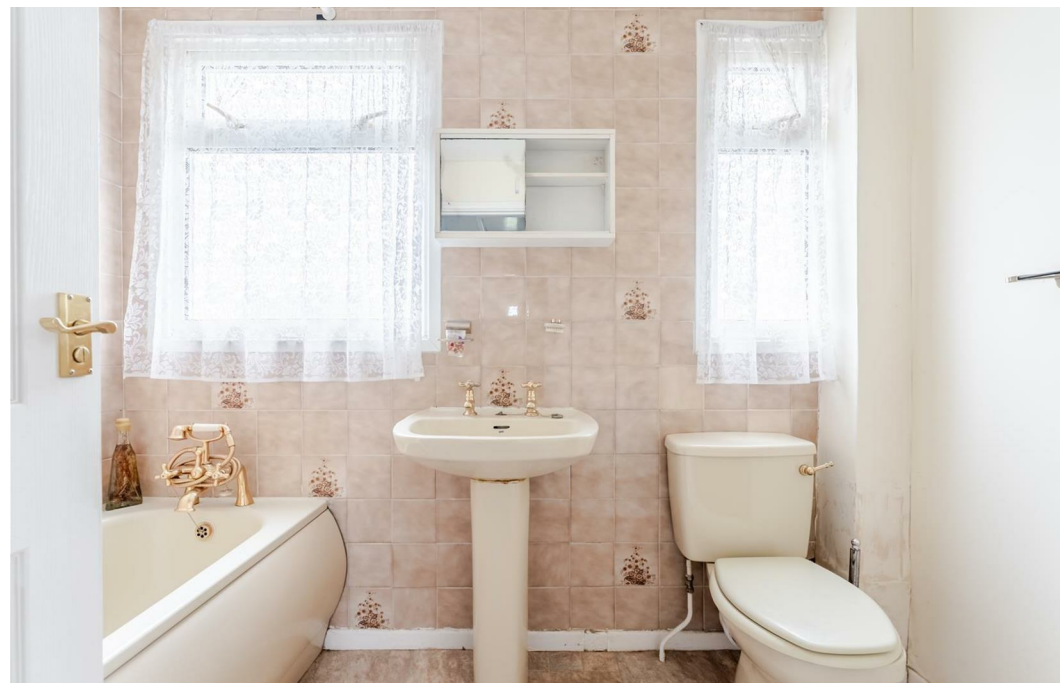
Stonewell Grove is a popular residential address within Congresbury, a village that continues to prove so popular with families thanks to its blend of everyday convenience and surrounding countryside. The village offers a pleasing range of amenities including independent shops, public houses and local services, while St Andrew's Primary School is within the village and Churchill Community School serves the area for secondary education. For those needing to commute, Congresbury is well placed for access towards Bristol, Weston-super-Mare and the wider region, with Yatton railway station also available nearby for mainline services.







Ideally situated in the popular 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.



About this property

TENURE
Freehold

UTILITIES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps.

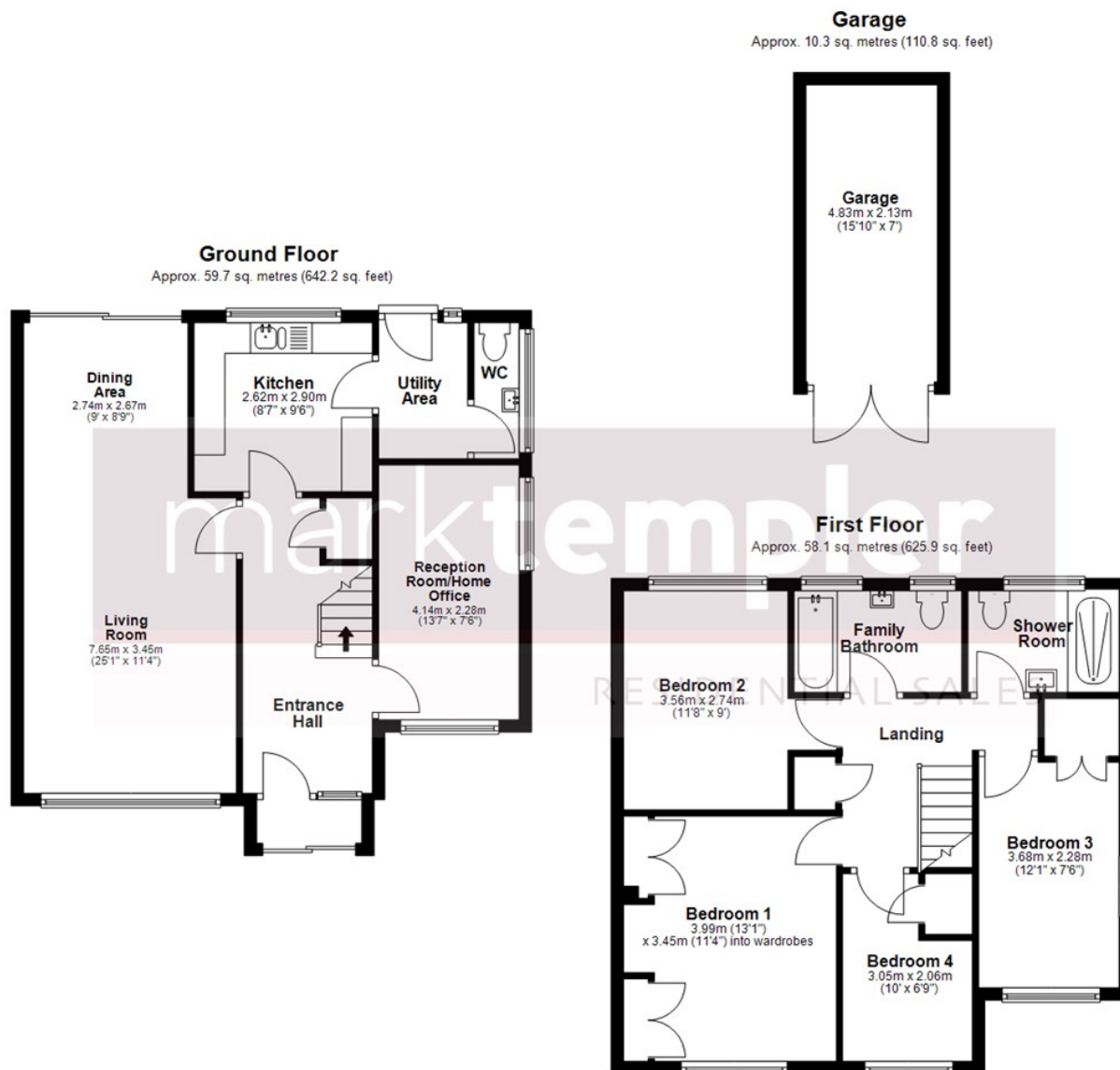
This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.



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Total area: approx. 128.1 sq. metres (1378.8 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.