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**POTTERS VIEW, CONGRESBURY, BRISTOL. BS49 5DB**



**£429,950 FREEHOLD**

# Passionate about Property

Beautifully presented three bedroom detached home, situated within an attractive modern cul-de-sac off of Venus Street in Congresbury, within walking distance of the local school and amenities. The property has the benefit of a spacious driveway that can accommodate four vehicles, a garage and home office, open plan kitchen / dining room, en suite and secluded landscaped gardens. Call now to arrange a viewing!

## Location

Congresbury is a popular village offering a balance of countryside living and everyday convenience, located within easy reach of Bristol and Weston-super-Mare. The village features a traditional High Street, a good range of local shops, cafes and pubs, along with essential amenities including a medical practice, primary school and community facilities. Surrounded by attractive countryside and close to the Mendip Hills, it provides excellent opportunities for outdoor recreation. Well-connected via the A370, nearby M5 and Yatton railway station, Congresbury is particularly well suited to families and commuters seeking a well-served village environment with strong community appeal.

## Entrance Hall

Panelled entrance door and double glazed insert, stairs to first floor, radiator.





**Downstairs Cloakroom**

Low level W.C, Wash hand basin, radiator, extractor fan.

**Lounge (20' 10" x 10' 01") or (6.35m x 3.07m)**

Upvc double glazed bay window to the front, upvc double glazed bi-fold doors to the rear, two radiators.

**Kitchen/Diner (18' 08" x 11' 04") or (5.69m x 3.45m)**

Upvc double glazed window to the front, upvc double glazed door and window to the rear. fitted with a range of wall and base units, inset 1 1/2 bowl sink unit with mixer tap over, electric oven, four ring gas hob and extractor over, built in fridge, freezer, dishwasher and washing machine, wall mounted gas fired boiler supplying heating and hot water, walk in shelved larder cupboard with electric consumer unit, solar isolator switch, kick board heater, extractor fan, spot lighting.

**First Floor Landing**

Access to roof space, upvc double glazed window to the rear, radiator.

**Bedroom 1 (11' 11" x 10' 05") or (3.63m x 3.18m)**

Upvc double glazed window to the front, radiator, door to:-





**En Suite**

Upvc double glazed window to the front, tiled shower cubicle, with mains fed shower over, wash hand basin, low level W.C, chrome heated towel rail, extractor, spot lighting.

**Bedroom 2 (10' 06" x 10' 01") or (3.20m x 3.07m)**

Upvc double glazed window to the front, built in cupboard with shelving and hanging space, radiator.

**Bedroom 3 (7' 10" x 7' 01") or (2.39m x 2.16m)**

Upvc double glazed window to the rear, radiator.

**Bathroom**

Upvc double glazed window to the rear, panelled bath with mains fed shower over, wash hand basin, low level W.C, chrome heated towel rail, part tiled walls, extractor fan, shaver socket.

**Outside**

Front - Area of lawn, well stocked beds with a selection of shrubs and plants providing an abundance of colour.

Driveway for four cars leading to :-





### **Garage & Home Office**

Currently split - the front has up and over door power and light - storage above - door to :-

Rear section / Office - Velux style double glazed roof light, insulated walls and floor, upvc double glazed door to the rear garden, consumer unit, under floor heating, spot lights.

### **Solar Panels**

Please ask for further information

### **Rear Garden**

Gated access to the enclosed rear garden, Covered bin store and storage area with tiled roof, decorative slate beds, area of lawn, several decorative features, decked area with pergola and sliding sun shade, additional seating area, raised beds, outside power and water, side shed with shelving, power and light.

### **Material Information**

Council Tax Band D

Development Maintenance Charge £150.53 every 6 months

Detached 3 Bedroom Property

Modern Build, Block, Stone Faced

All Mains Services

Gas Central Heating

Fibre Broadband

Parking for 4 Vehicles

No known building safety concerns

No restrictions, rights, easements or covenants reported by the vendor

There are local planning applications / permissions in nearby Mulberry Road but this cannot be seen from the property

Garage / Office converted by the previous owners

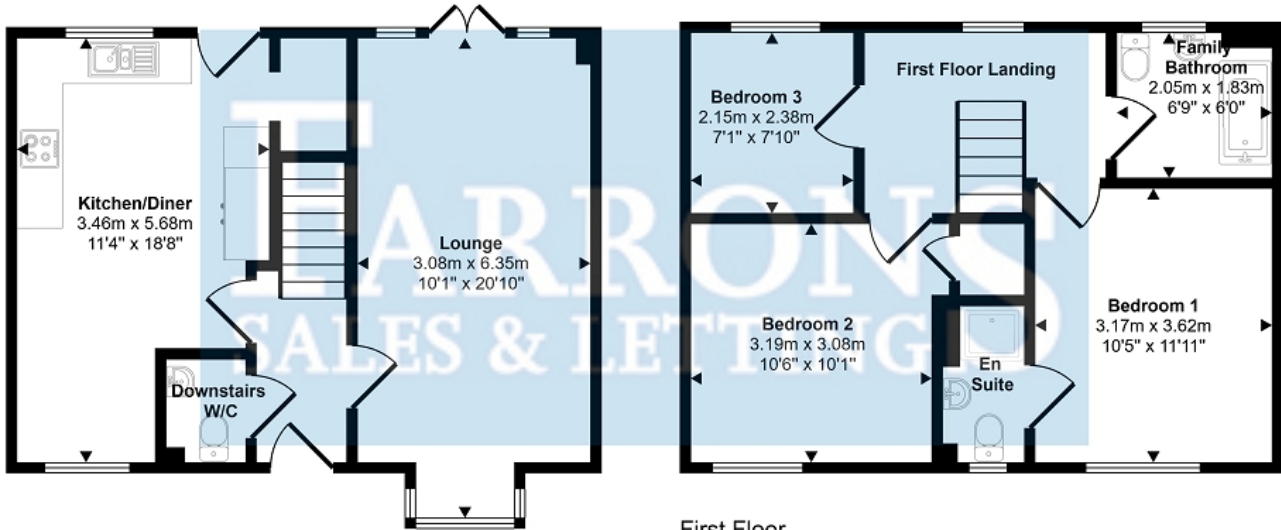
The property is not in a coalfield / mining area

The property has not been flooded



# Passionate about Property

Approx Gross Internal Area  
88 sq m / 943 sq ft



First Floor  
Approx 43 sq m / 465 sq ft

Ground Floor  
Approx 44 sq m / 478 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                                     |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very energy efficient - lower running costs</i>           |         |           |
| (92+) <b>A</b>   |         |           |
| (81-91) <b>B</b>   | 86      | 87        |
| (69-80) <b>C</b>   |         |           |
| (55-68) <b>D</b>   |         |           |
| (39-54) <b>E</b>   |         |           |
| (21-38) <b>F</b>   |         |           |
| (1-20) <b>G</b>  |         |           |
| <i>Not energy efficient - higher running costs</i>           |         |           |
| <b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC |         |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Clauses:**

**Tenure:** Please verify with your legal adviser before proceeding with a purchase.

**Measurements:** All measurements are approximate.

**Details:** Every care has been taken to ensure that these details are correct, but their accuracy cannot be guaranteed and prospective purchasers should satisfy themselves as to their accuracy. If you require clarification of any part of these details please contact the branch, especially if you are travelling a long distance to view this property. These details do not constitute a contract or part of a contract