17 Sheppys Mill Congresbury BS49 5BY | **£130,000**

marktempler
RESIDENTIAL SALES









Property Type
Flat

How Big
576.00 sq ft

Bedrooms
2

Reception Rooms
1

Bathrooms
1

Warmth
Electric heating

Parking
Allocated parking space

Outside
Communal gardens

EPC Rating
D

Council Tax Band
B

Construction
Traditional

Tenure
Leasehold

A well presented two bedroom ground floor retirement apartment offered with no onward chain. 17 Sheppys Mill forms part of a purpose built development for the over sixties on the edge of Congresbury and is arranged for easy single level living. A communal entrance serving only four homes, leading to a private front door and a welcoming hallway with useful storage and an airing cupboard. The layout flows into a light lounge diner with direct access to the communal gardens, creating a pleasant space for everyday living and hosting visitors. A separate kitchen sits off the hall and is fitted with a practical range of wall and base cabinets with worktops and appliance space. Two bedrooms provide flexible accommodation, with the principal room offering generous proportions and the second room working well for guests, a study or hobbies. A modern wet room completes the internal layout. The lounge doors open straight onto the communal gardens, a key feature for those who enjoy spending time outside. Lawns and established planting are maintained as part of the development's arrangements so you can enjoy the outlook without the upkeep. The apartment benefits from an allocated parking space positioned a short, level walk from the entrance, helping day to day life run smoothly.

Sheppys Mill sits in a central village position close to bus stops, everyday amenities and main road links. Congresbury offers shops, cafes, a doctor's surgery and welcoming pubs, with wider facilities available in nearby Yatton, Clevedon and Weston super Mare. Road connections via the A370 provide straightforward access to Bristol and the M5, while Yatton station offers mainline rail services to Bristol, Bath and London Paddington. For buyers seeking a chain free move to a manageable home with direct garden access and convenient local connections, 17 Sheppys Mill is an excellent option.





Over 60's retirement apartment offering fantastic value for money 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.







About this property

TENURE
Leasehold with a monthly service charge of £176.08 (for financial year - 2025/26)

UTILITES
Mains electric
Mains water
Mains drainage

HEATING
Electric heating

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

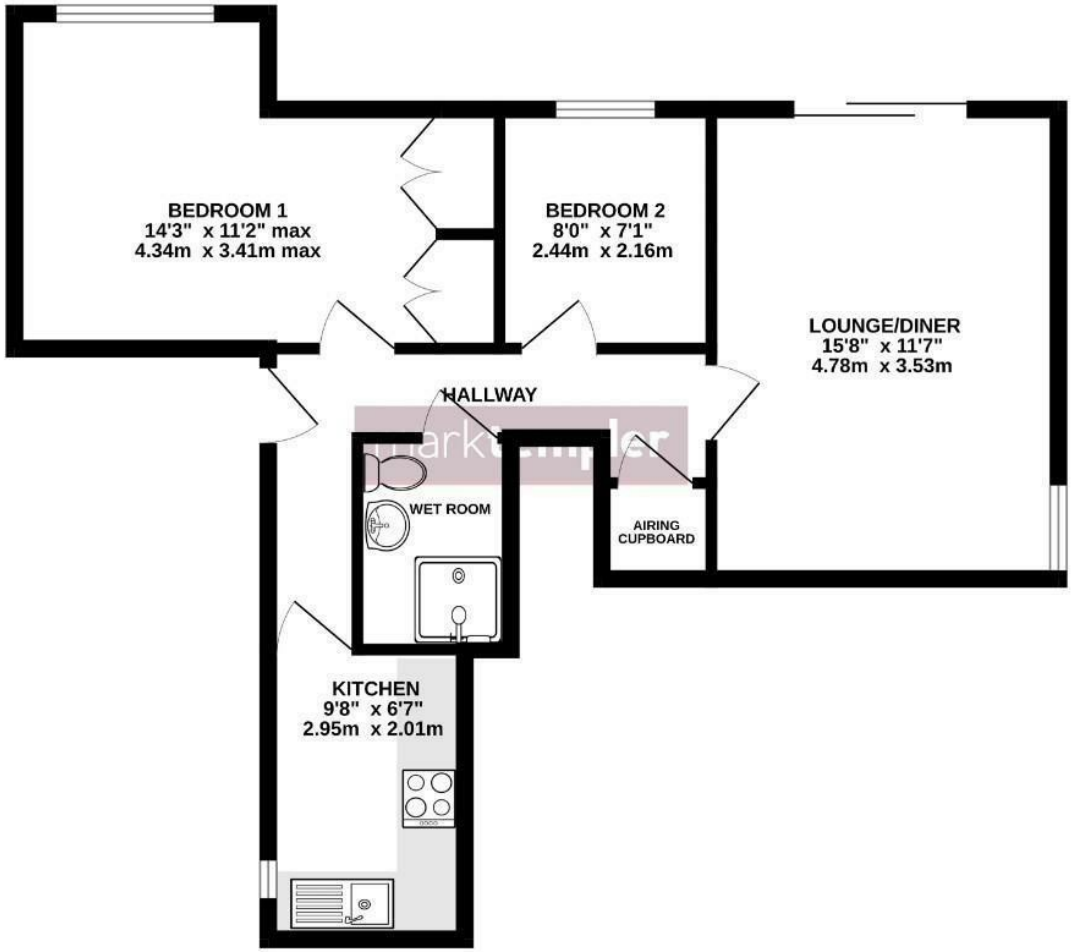
This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

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 knowledge.

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GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.5 sq.m.) approx.

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.
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