

19 Mansbury Gardens Congresbury BS49 5EJ

£637,000

marktemppler

RESIDENTIAL SALES





PROPERTY TYPE

Detached house



HOW BIG

1659.10 sq ft



BEDROOMS

4



RECEPTION ROOMS

3



BATHROOMS

3



WARMTH

uPVC double glazing and gas fired central heating



PARKING

Off street and double garage



OUTSIDE SPACE

Front and rear



EPC RATING

A



COUNCIL TAX BAND

F

Four-bedroom detached family home, nestled within a sought-after development in the village of Congresbury. 19 Mansbury Gardens is an exceptional detached residence and is the epitome of contemporary family living, and being just a year old, it still benefits from the remainder of its 10-year structural warranty. This wonderful home truly combines peace of mind with undeniable charm. From the moment you step inside, the sense of space and light is unmistakable. The welcoming entrance hall flows effortlessly into a generous sitting room, where a feature bay window frames views of the front garden and floods the space with natural light. A versatile study provides the perfect retreat for home working, while the heart of the home lies in the stunning open-plan kitchen and dining area – a space designed for both everyday living and entertaining. Bi-folding doors invite you out to the rear garden, creating a seamless connection between indoors and out. A separate utility room ensures practicality without compromising style, and a cloakroom completes the ground floor. Upstairs, the property continues to impress. The principal bedroom is a true sanctuary, boasting a vaulted ceiling that elevates the sense of grandeur, along with a sleek en-suite shower room. Bedroom two also enjoys its own en-suite, while two further bedrooms share a beautifully appointed four-piece family bathroom, ideal for growing families or visiting guests.

Outside, the rear garden is a blank canvas for you to get creative. Laid to lawn, and a generous patio seating area that the current owners have had installed to enhance the social aspect of the outside space. Enclosed by a mixture of brick wall and feather-edged fencing, a secure gate provides access to the driveway and detached double garage. The front is laid to lawn with a planted tree in the center.

Mansbury Gardens is situated within the St Congars Development on the fringes of Congresbury, and is home to some charming traditional village amenities, including public houses offering great ales and good food, independent butchers and bakers, and village post office. The primary school of St Andrews is a pleasant walk away, and secondary schooling can be found at Churchill Community School. Congresbury is also a fantastic commuter base with Bristol, Clevedon, and Weston-super-Mare all being within a short drive. There are train links to Bristol, Bath, London, and the West Country located at the nearby village of Yatton and frequently running buses.







## Nearly new four bedroom detached family home in 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...

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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. 154.1 sq. metres (1659.1 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.