



Robin King | Estate Agents

7 Glen Yeo Terrace, Congresbury - BS49 5EA
£370,000

7 Glen Yeo Terrace

Congresbury, Bristol

A charming Edwardian terraced home offering 1,251 sq.ft of spacious accommodation, beautifully maintained by the same owners for over 30 years. Featuring three bedrooms, two reception rooms, a modern fitted kitchen with underfloor heating, south-west facing patio garden, and rear driveway parking, this characterful property blends period charm with practical modern living.

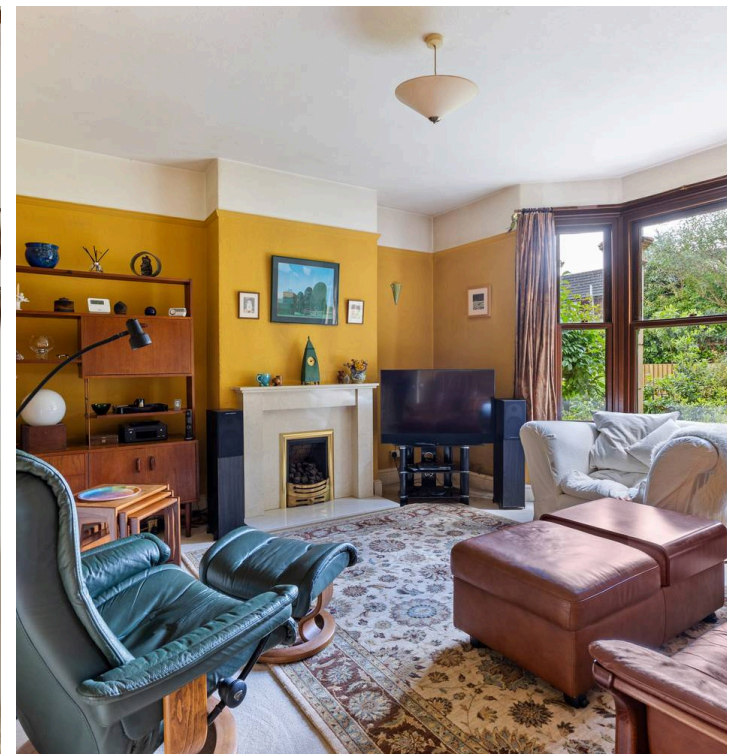
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

All Mains Services

- 1,251 sq.ft of beautifully proportioned Edwardian accommodation
- Owned and lovingly maintained by the same family for over 30 years
- Character features throughout including marble fireplace and high ceilings
- Spacious lounge and separate reception room
- Stylish kitchen with underfloor heating and solid beechwood worktops
- White goods included, all approximately two years old
- Three generous bedrooms and naturally bright interiors
- South-west facing garden with patio and mature shrub and tree borders
- Rear driveway parking and useful detached storage shed
- Modern boiler, double glazed hardwood windows, and EE Fibre broadband





7 Glen Yeo Terrace

Congresbury, Bristol

This attractive Edwardian terraced home offers 1,251 sq. ft of well-balanced accommodation and has been lovingly cared for by the same owners for over 30 years. Blending period character with practical modern improvements, the property provides a warm and welcoming feel throughout.

Entering through the front door, you are welcomed into a spacious entrance hall leading to a bright and comfortable lounge centred around a feature marble fireplace with gas fire. A second reception room offers flexible living space, ideal as a dining room, family room, or home office, while the separate breakfast room creates an excellent sociable space connecting through to the kitchen.

The kitchen is fitted with solid beechwood worktops, a double sink, and benefits from underfloor heating, with all white goods available to remain and approximately two years old. To the rear, there is a practical downstairs WC and a useful lean-to providing additional storage and access to the garden.

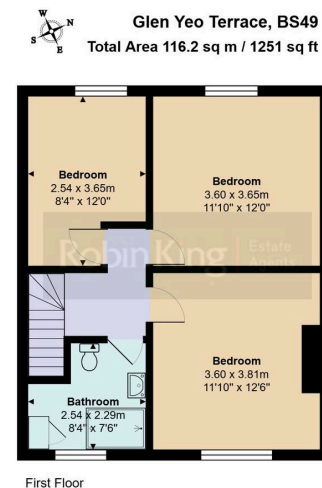
Upstairs, the property offers three well-proportioned bedrooms together with a modern family shower room. The principal bedroom enjoys excellent proportions and features an attractive original fireplace, while the second bedroom benefits from built-in storage. The third bedroom is also a very good size, making it ideal as a child's room, guest bedroom, or home office.



Outside, the south-west facing rear garden enjoys plenty of afternoon and evening sunshine and has been thoughtfully arranged with a patio seating area, mature shrub and tree borders, and a pleasant sense of privacy. To the rear of the property there is also driveway parking and a detached single-brick shed providing useful external storage.

Location

Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to the M5 motorway at Clevedon and St. Georges. The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach. The friendly village includes a variety of independent shops and businesses along with cafes, pubs and restaurants and leisure facilities. Educational opportunities are very good, with primary schooling within the village and secondary education at the well-regarded Churchill Academy and Sixth Form.



Glen Yeo Terrace, BS49
Total Area 116.2 sq m / 1251 sq ft

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Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

