

11 Well Park Congresbury BS49 5BU

£300,000

marktempler

RESIDENTIAL SALES







PROPERTY TYPE  
Terraced house



HOW BIG  
811.40 sq ft



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
uPVC double glazing and gas  
fired central heating



PARKING  
Off street and garage



OUTSIDE SPACE  
Front and rear



EPC RATING  
C



COUNCIL TAX BAND  
C



This beautifully presented three-bedroom terraced home offers stylish and well-balanced accommodation, perfect for modern family life. 11 Well Park benefits from a picturesque backdrop of the Congresbury Yeo with far reaching views of Millennium Green and the countryside beyond. This light and airy property is accessed via the entrance porch and leads to the spacious sitting room, providing a comfortable retreat for relaxation. The dining room enjoys wonderful views over the rear garden, creating a bright and inviting space for entertaining. A separate shaker style kitchen is fitted with a range of units completing the ground floor. Upstairs, three well-proportioned bedrooms provide versatile accommodation, all served by a family bathroom with a three-piece suite, including a panelled bath with shower over, pedestal wash hand basin, and low-level WC.

The rear garden is a real highlight, enjoying a sunny southerly aspect and backing directly onto the tranquil Congresbury Yeo river. A composite decked seating area leads directly from the house, providing the perfect spot to take in the peaceful surroundings, while established shrub borders add colour and privacy to the manicured lawn. To the front, the property is pleasantly set back with a front garden laid to stone for ease and low maintenance. Off street parking and a garage is found in a block to the front of the property.

Located on Kent Road in Congresbury, you are situated within level access to bus stops and local amenities. For those looking to commute, there is great access to both Bristol City Centre and Weston Super Mare via the A370. The only way to fully appreciate everything on offer is to step through the front door of this fantastic home.













## Family home with beautiful outlook over Congresbury's Millennium Green



### 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...

St Andrew's Church

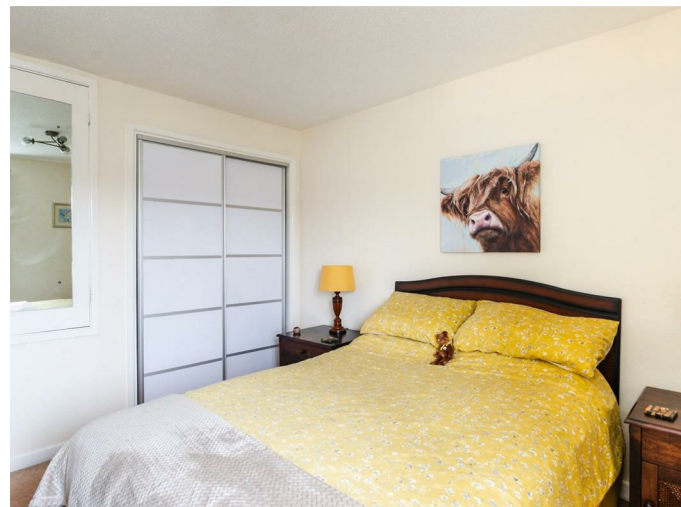
St Andrew's Primary School and Churchill Secondary School catchment area

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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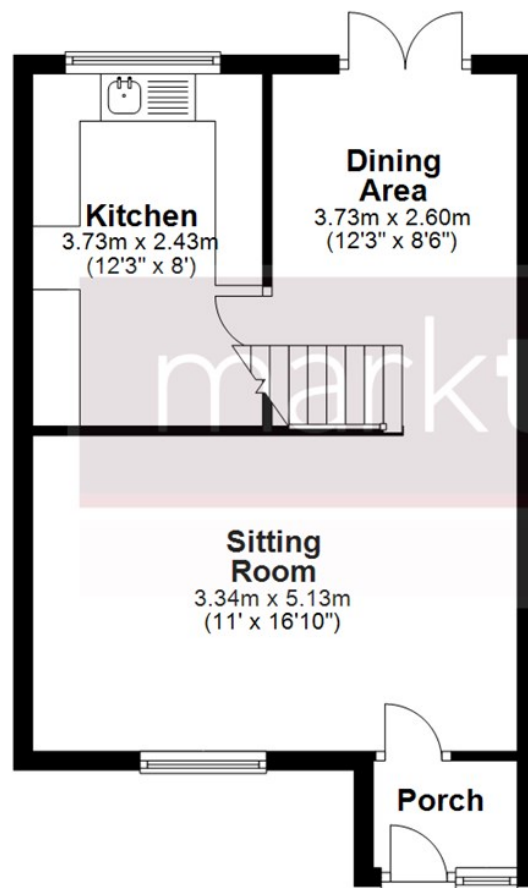






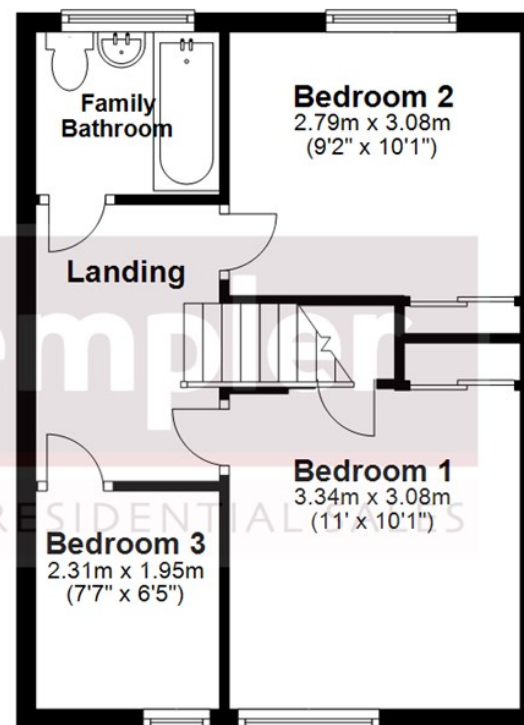
### Ground Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



### First Floor

Approx. 36.8 sq. metres (395.6 sq. feet)



**Total area: approx. 75.4 sq. metres (811.4 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.