



12 Carthouse Grove

Congresbury, Bristol

A beautifully presented three-bedroom semi-detached home, set within a modern development in the popular village of Congresbury. Offered for sale via Shared Ownership with a 40% share available at £172,000, this property is finished to a high standard throughout and ready to move straight into.

Council Tax band: D

Tenure: Leasehold

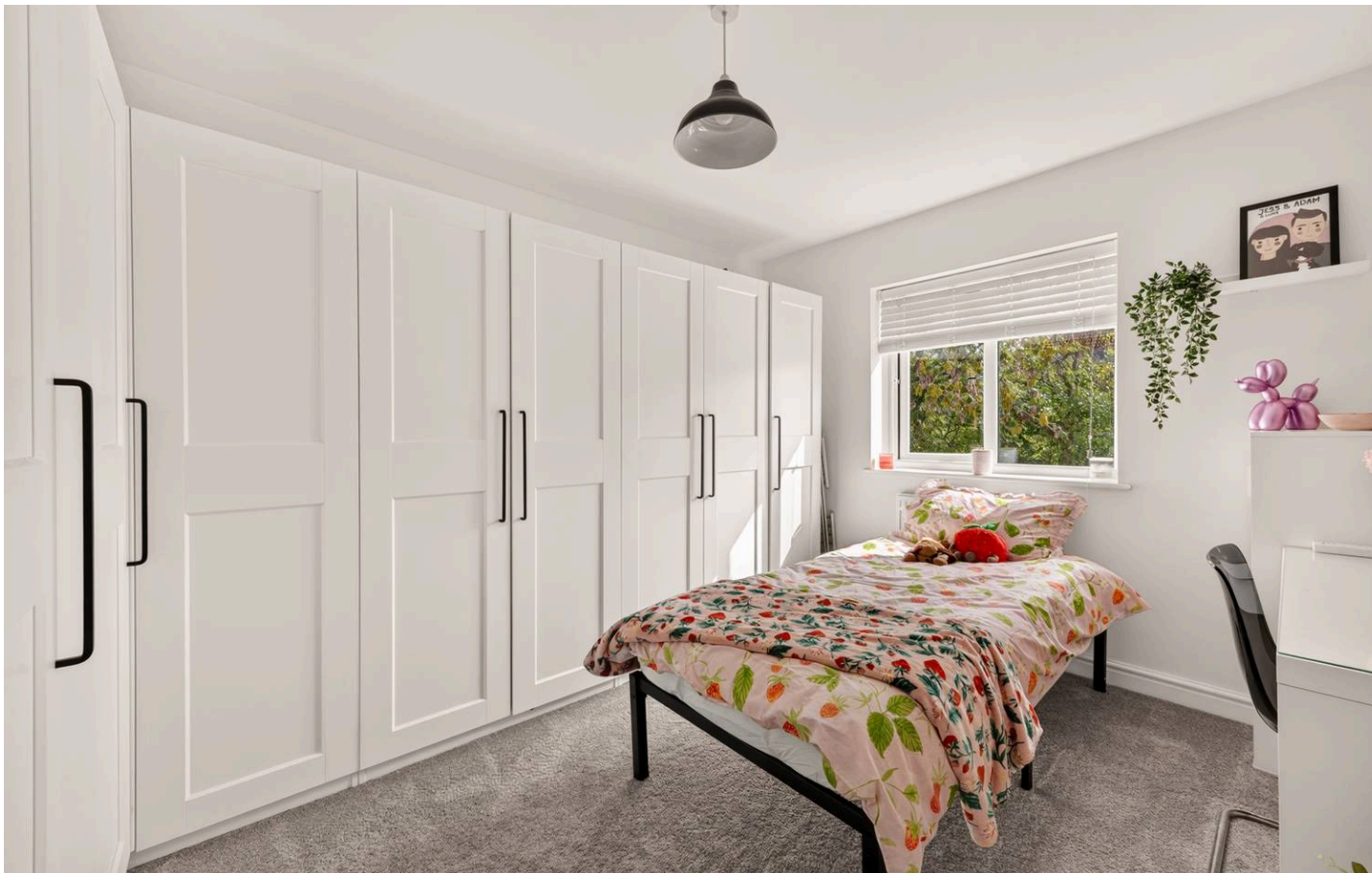
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Approx. 1,046 sq ft accommodation
- Three bedrooms, one with private ensuite
- Family bathroom plus ground floor WC
- Bright, dual-aspect living room
- Modern fitted kitchen with integrated appliances
- Enclosed rear garden with patio seating area
- Two allocated parking spaces
- Solar panels
- Sought after village location
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







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Step through the front door into a welcoming entrance hall with stairs rising to the first floor and doors leading through to the ground floor accommodation.

Underfoot, warm wood-effect flooring runs through the hallway and into the open-plan living space beyond.

The living room is a generous, light-filled space to the rear of the home, with plenty of room for both lounge and dining furniture, ideal for relaxed family living or entertaining. French doors open directly onto the garden, filling the room with natural light and creating an easy flow between indoors and out.

The kitchen is fitted with stylish grey shaker-style units, complementary wood-effect worktops, and a comprehensive range of integrated appliances including an oven, gas hob, and extractor. There's space for further freestanding appliances, making this a practical, sociable kitchen for everyday life.

A ground floor WC completes the downstairs accommodation.

Upstairs, the principal bedroom is a well-proportioned double with its own ensuite shower room. Two further bedrooms offer flexible space for family, guests, or a home office. A stylish family bathroom with a bath and separate WC serve these rooms.



Outside, the rear garden is enclosed and low-maintenance, with a paved patio area, lawn and gravel seating area perfect for outdoor dining and entertaining. Mature planting along the boundary provides privacy and a lovely private space to enjoy the summer months.

The property also benefits from two allocated parking spaces to the front and is fitted with solar panels.

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.

(All distances/times approx.)

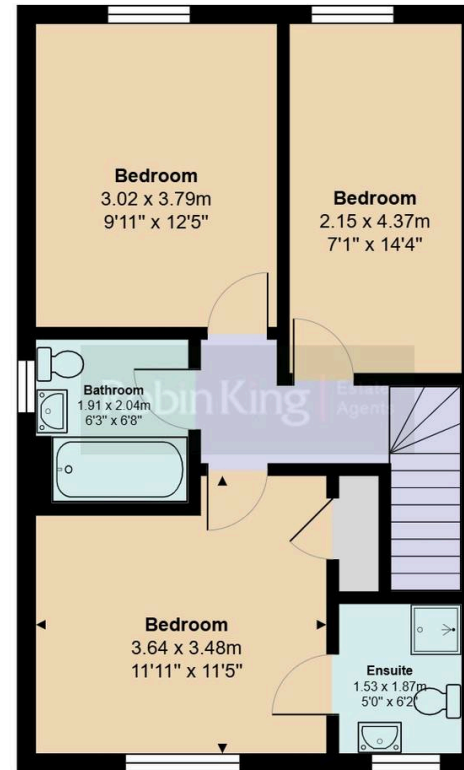


Carthouse Grove, Congresbury, BS49 5EG

Total Area: 97.2 m² ... 1046 ft²



Ground Floor



First Floor

Robin King

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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.