12 Verlands Congresbury BS49 5BL | **£465,000**

marktempler
RESIDENTIAL SALES









Property Type
House - Detached

How Big
1390.30 sq ft

Bedrooms
4

Reception Rooms
2

Bathrooms
1

Warmth
Gas fired central heating

Parking
Driveway & garage

Outside
Front & Rear

EPC Rating
D

Council Tax Band
E

Construction
Traditional

Tenure
Freehold

Fully refurbished detached family home with solar panels and battery backup keeping running costs low, beautifully redesigned to create a spacious three double bedroom layout – 12 Verlands is an impressive and thoughtfully modernised home, finished to an exceptional standard throughout by the current owners. Originally constructed with a four bedroom layout, the first floor has been cleverly reconfigured to provide three generous double bedrooms, creating a more comfortable and practical arrangement for modern family living. The accommodation is accessed via a welcoming entrance hall, where an oak staircase with glass balustrade rises to the first floor and immediately sets the tone for the quality found throughout. To one side, the dual aspect sitting room provides a warm and inviting reception space, centred around an enclosed log-burning fire and opening directly to the rear garden via bi-fold doors. The kitchen dining room forms the heart of the home and has been beautifully refitted with a range of stylish base cabinets, central island and work surfaces over, creating a sociable space for everyday family life and entertaining. This area opens naturally to the dining space and onward to the garden room, which enjoys a lovely outlook over the rear garden and provides an additional place to relax throughout the seasons. A cloakroom WC completes the ground floor accommodation, while the integral garage offers further practicality and storage. To the first floor, the landing leads to three double bedrooms, with the principal bedroom being a particularly generous room, formerly two bedrooms, now creating a spacious main suite with dressing area. The remaining two bedrooms are both well proportioned doubles, served by a beautifully refitted shower room with a modern three piece suite comprising walk-in double shower, low-level WC and wash hand basin with vanity storage under.

Outside, the rear garden has been designed as a practical and enjoyable extension of the living space. Fully enclosed and predominantly laid to lawn, the garden is ideal for families, pets and those who enjoy outdoor entertaining. Patio areas lead directly from both the garden room and sitting room, creating natural seating and dining spaces immediately outside the house, while a further patio towards the rear of the garden offers another useful area to sit and enjoy the warmer months. Raised planted borders run across the rear boundary, stocked with established shrubs that add colour, structure and interest to the garden. To the front, the property is predominantly laid to hardstanding, providing off-street parking for numerous vehicles in front of the single garage. A planted border with established shrubs and a tree provides an attractive boundary from the street and softens the frontage nicely. The garage is a particularly useful size, providing parking, storage or workshop space, while the overall plot has been arranged with ease of maintenance and day-to-day practicality in mind.

Verlands is a well-regarded residential road within Congresbury, a popular North Somerset village known for its community feel, attractive surroundings and convenient access to local amenities. The village offers a range of everyday facilities including shops, cafes, public houses, a doctors' surgery, pharmacy and well-regarded primary schooling, while nearby Yatton provides a mainline railway station with regular services towards Bristol, Bath and London Paddington. The surrounding area is rich in countryside walks, with the Strawberry Line and Congresbury Yeo close by, making the location ideal for those who enjoy walking, cycling and village life. For commuters, Congresbury is well placed for access to the A370, Bristol, Weston-super-Mare and the M5 motorway network, with Bristol Airport also within reach. With its high-quality refurbishment, generous redesigned accommodation, low running costs and excellent village position, 12 Verlands represents a superb opportunity to acquire a stylish and efficient detached family home in one of Congresbury's most convenient residential settings.

















Fully modernised family home 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
Freehold

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 1000 Mbps and the highest available upload speed 100 Mbps.

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

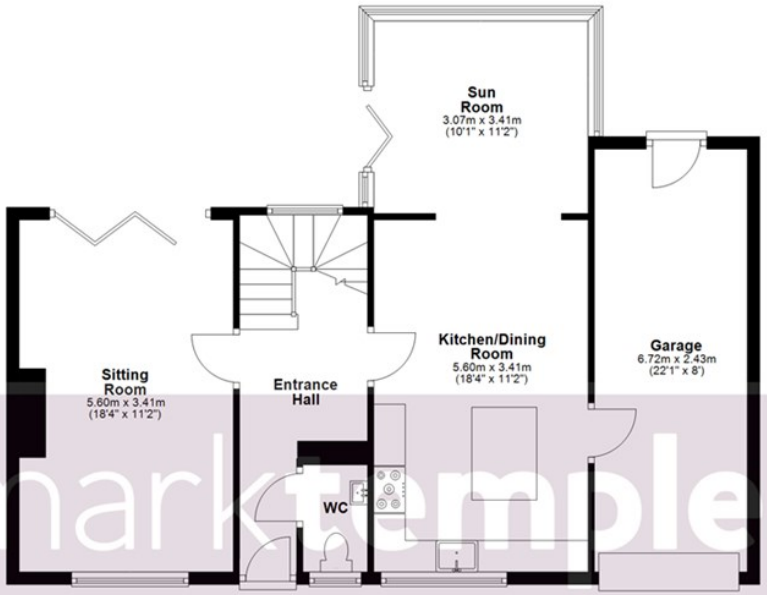
If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of their knowledge.

For the latest properties and local news follow marktempler residential sales, Yatton on:

YouTube

Ground Floor

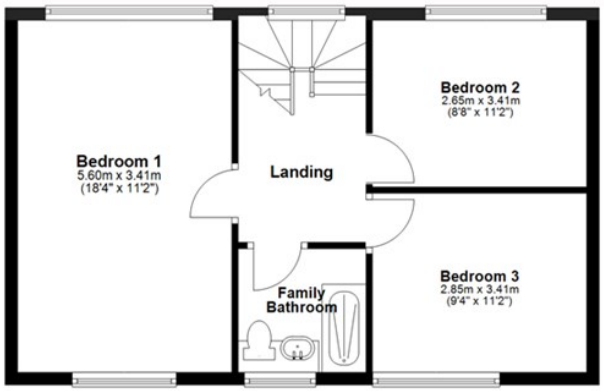
Approx. 78.5 sq. metres (844.8 sq. feet)



marktempler RESIDENTIAL SALES

First Floor

Approx. 50.7 sq. metres (545.5 sq. feet)



Total area: approx. 129.2 sq. metres (1390.3 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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

Mark Templer Residential Sales and any joint agents wish to make the following clear: (i) They have no authority to make or give representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) Any areas, distances, or measurements provided are approximate. The text, photographs, and plans are for guidance purposes only and may not be comprehensive. It should not be assumed that the property has all required planning permissions, building regulations, or other consents. Mark Templer has not tested any services, equipment, or facilities. Purchasers are advised to satisfy themselves through inspection or other means. (iii) In accordance with the Consumer Protection from Unfair Trading Regulations, please note that the working condition of services or kitchen appliances has not been verified by the agents. However, at the time of preparing these particulars, we were informed that all were in working order. Any items described within these property details are not automatically included within any sale and would need to be