



7a Southlands Way, Congresbury, BS49 5BW

Price: £189,000

- One-bedroom semi-detached home
- Private decked rear garden
- Walking distance to a range of local amenities
- Private driveway for one car
- Convenient links into Bristol via, M5, A38 or neighbouring train stations
- Ideal investment property, close to Langford Veterinary School

A convenient and attractive semi-detached home, situated in Congresbury. Offering easy links into Bristol, Bath and the M5 junctions.

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## DESCRIPTION

A convenient and attractive semi-detached home, situated in Congresbury. Offering easy links into Bristol, Bath and the M5 junctions.

Providing a multitude of country and riverside walks, open parks and of course a range of local amenities. This superb one-bedroom property will easily make the ideal first purchase, or suit downsizers wanting access links into Bristol, and is currently acting as a prosperous investment property.

The property is accessed via a private formal side entrance which also offers access into the rear garden. The ground floor benefits a smart open-plan configuration. To the front elevation is the lounge/dining room, which then opens into the kitchen at the rear. The kitchen provides an integrated cooker and hob and a range of attractive beech coloured base and wall units. There is also a door leading out to a private and enclosed decked rear garden. A spiral staircase is positioned toward the centre wall providing access to the first floor.

The first floor offers a generous double bedroom, with views over the green and a separate bathroom with overhead shower, toilet, and basin. The bathroom also provides space for a washing machine and tumble dryer.

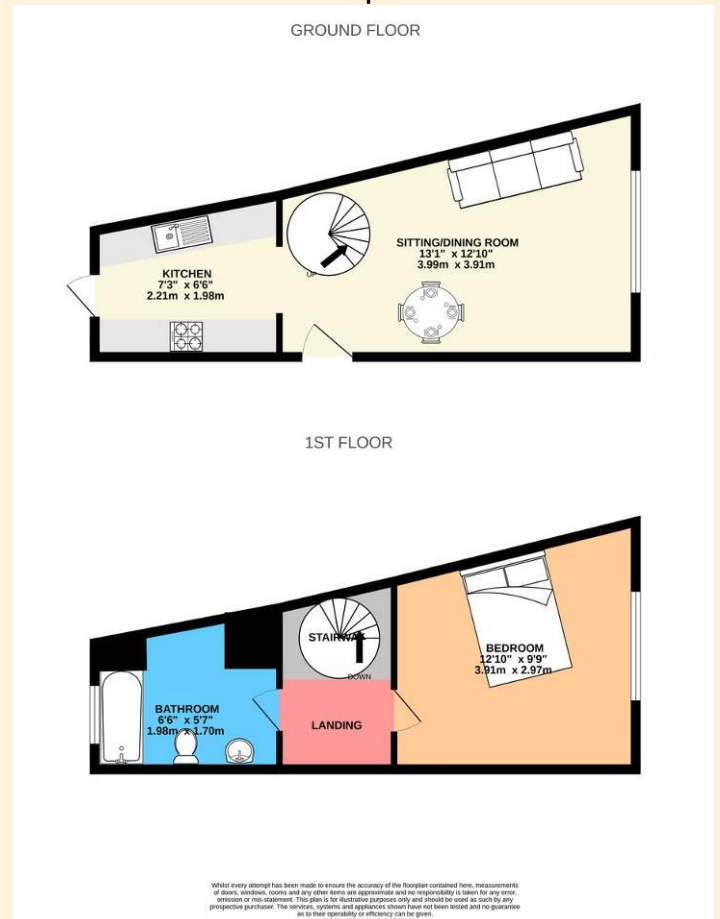
## SITUATION

Situated with good access to local amenities and surrounded by beautiful North Somerset countryside, Congresbury ([www.congresbury-somerset.org](http://www.congresbury-somerset.org)) is a bustling village with facilities usually reserved for a larger town. These include; a variety of shops, supermarket, doctor, chemist, church, library, three public houses, a well-supported primary school and pre-school plus various clubs and societies. Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre ([www.churchill.n-somerset.sch.uk](http://www.churchill.n-somerset.sch.uk)) which benefits from a modern sports complex, and transport for local children provided daily. There are also schools at Bristol, Backwell, Wraxall and Chew Magna. The area around is well known for its beauty and offers a variety of community pursuits within a drive. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles. The village of Congresbury is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare on the A370 and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsate and access to a mainline railway station at Yatton.

## DIRECTIONS

From the A370 travelling north, go through the traffic lights by the Congresbury Arms, take the next turning right into Kent Road, Southlands Way is first right, and the property is a 100 yards on your left with a Debbie Fortune Estate Agents for sale board.

## Floorplan



## PROPERTY DETAILS

Tenure – Freehold  
Council tax band – B  
EPC rating - C

**We have noticed ...** A stylish contemporary build providing a brilliant opportunity for first time buyers at an affordable price!



Debbie Fortune Estate Agents, High Street, , Congresbury, BS49 5JA

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