



14 Sheppys Mill
Congresbury, Bristol, BS49 5BY

Robin King | Estate Agents

14 SHEPPYS MILL, CONGRESBURY, BRISTOL, BS49 5BY

Well presented 2 storey 2 bedroom semi-detached property exclusively for over 60's, with an exceptional rear garden, in a popular location in Congresbury – a well regarded village with excellent amenities

Approx 761 sq ft • Spacious sitting/dining room with direct garden access • Downstairs wetroom and upstairs bathroom • Allocated parking • No onward chain • Managed by Kingsdale – who are responsible for upkeep and maintenance of communal grounds and external repairs • Popular location convenient for access to amenities • Mainline railway services within 1.8 miles at Yatton • Access to M5 within 5.5 miles at Jct 20 or Jct 21 • Bristol Airport 6.8 miles • Central Bristol 12.7 miles. (All distances are approximate)

Sheppys Mill is a highly regarded development exclusively for over-60s conveniently located for the varied amenities of Congresbury. It is professionally managed by Kingsdale, who are responsible for all repairs and maintenance of common areas including the attractive landscaped garden areas, and external repairs.

14 Sheppys Mill sits to the end of the development, “end-on” to the main run of houses, with an allocated car parking space, and benefits from a really good sized rear garden, which is bigger than most of the other properties.

Accessed via shallow steps, there is a central hallway with a well planned contemporary kitchen to the right, overlooking the front. This is fitted with a good range of wall and base units, with space for a washing machine. Also to the front of the house is a neatly tiled wet-room shower room, with electric shower.

The spacious sitting/dining room is a highlight of the property, with a patio door opening directly onto the terrace running across the back of the house, and an electric fire to one side providing focus to the living space.

Upstairs, in addition to the smart bathroom, there are 2 bedrooms, one with fitted wardrobes.





Outside – The front garden is designed for low maintenance, with paving and some small shrubs. The rear garden is a highlight of the property, being of an unexpected length, enclosed by neat fencing and laid mainly to lawn with well planted borders to either side. The terrace immediately beyond the patio door provides a great space for alfresco dining and somewhere to sit and enjoy the lovely surroundings.

Location - Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12.7 miles), and Clevedon (6.4 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 1.8 miles distant. There is access to the M5 motorway within 5.5 miles at Clevedon and St. Georges. The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, with riding, golf, sailing and fishing all within easy reach. The friendly village includes a variety of independent shops and businesses along with a post office, pharmacy, cafes, pubs, restaurants, and leisure facilities.

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



DIRECTIONS – From Robin King Estate Agents in Congresbury, turn right at the traffic lights and proceed towards Bristol, at the next set of lights, turn right into Smallway, then left into Sheppys Mill and park in the clearly indicated allocated parking space. Number 14 is at the end of the cul-de-sac.

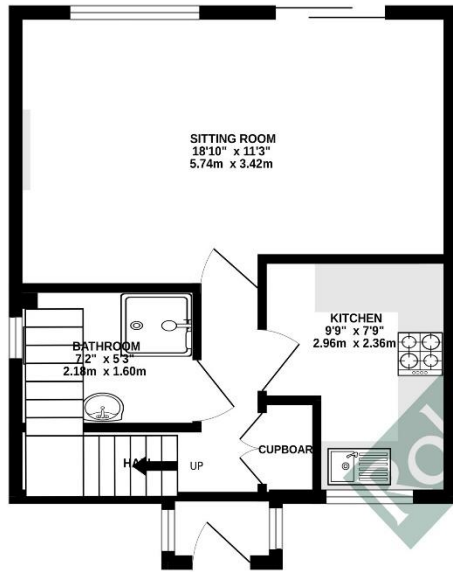
LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND C** - £1,835.18 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

SERVICES – Mains drainage and electricity – no gas. Night storage heating

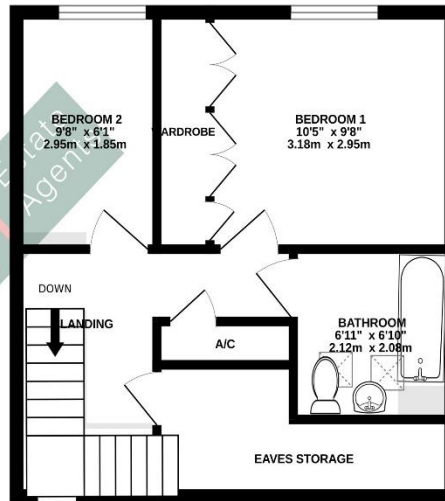
AGENTS'S NOTE – A monthly management charge is payable - TBC

EPC RATING – D

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 761sq.ft. (70.7 sq.m.) approx.

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.
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