



Leigh House
New Road, Churchill, Bristol, BS25 5NR

Robin King | Estate Agents

LEIGH HOUSE, NEW ROAD, CHURCHILL, BRISTOL, BS25 5NR

A well presented 3 double bedroom terraced property with paved rear garden and parking for 2 cars.

- **Approx 686 sq ft flexible accommodation over 3 storeys**
- **In an AONB with wonderful walks nearby in the Mendip Hills**
- **Within 7 miles of Bristol Airport and M5 Jct 21 (St George's)**
- **Approx 5.7 miles to Yatton station for mainline railway services to Bristol and beyond (London Paddington from 114 minutes)**

Leigh House is believed to date from Edwardian times and in recent years has been the subject of a careful programme of renovation and refurbishment.

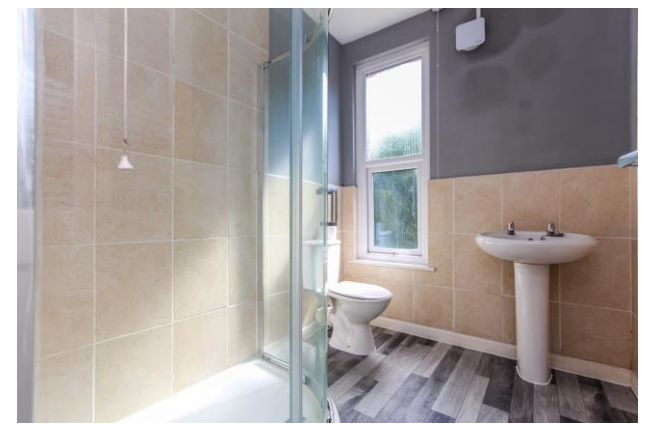
Set off New Road, with a small courtyard front garden area, the exterior displays decorative brickwork features not seen on modern homes. Upon entry the hallway is light and airy and high ceilings provide a real sense of space. The hallway leads into the sitting room situated at the front of the property, with a large double window giving magnificent views towards the rolling green hills opposite. The sitting room opens into the kitchen/dining room, fitted with a good range of white wall and base units, with plumbing for a washing machine. There is also a fitted single oven/hob with overhead extractor hood. Light floods through the kitchen window and glazed door that opens onto a covered decked area running across the back of the property. The hallway provides a beneficial understairs coat/storage space.

On the first floor are 2 good-sized double bedrooms and a spacious family shower room with a large, curved shower enclosure. On the top floor is a further double bedroom with 2 Velux windows providing a bright space with valuable under eaves storage.

Outside

To the rear, wooden stairs lead down from the decked area off the kitchen, to the low-maintenance paved garden area beautifully decorated with an array of potted plants and shrubbery. At the bottom of the garden (not pictured) is a wooden fence with double gates which lead onto New Road.





There is a gravelled parking area along the road from the property, with 2 parking spaces for Leigh House.

Location - Churchill offers local shopping and social facilities including a 24-hour petrol station and mini-market and there is a large, modern medical practice in the village. Primary schooling is available close by, along with the well regarded Churchill Academy and Sixth Form with its adjoining sports complex. The local villages of Congresbury and Winscombe provide a more comprehensive range of shops and amenities. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available. Nearby public footpaths and bridleways provide access to wonderful walks in the surrounding countryside and Mendip Hills, designated an Area of Outstanding Natural Beauty.

Agent Note – Please be aware some images used are from photography in 2021

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

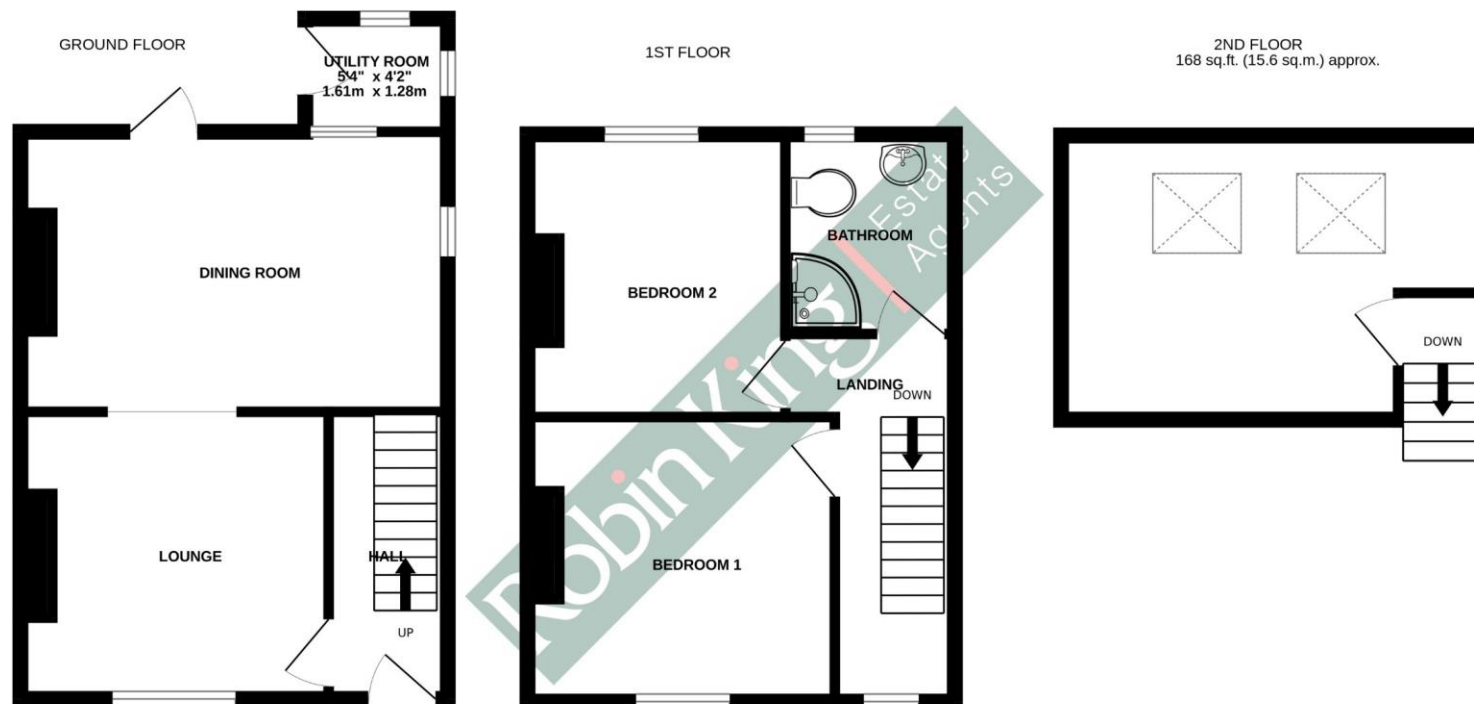


DIRECTIONS – From our Congresbury office, turn right on to the High Street and continue through Congresbury, towards Langford. Continue to the mini roundabout, turn right then right again on to the A38. Continue to the Churchill traffic lights and go straight ahead onto New Road. Having passed Skinners Lane on the right, look out for a terraced row of houses ahead on the left-hand side. Leigh House is the 5th of 6 houses. The parking area is beyond to the left and is the SECOND enclosed gravelled area. 2 car parking spaces for Leigh House are allocated within this area.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band B £1595.07 (2022/23) *Bandings for properties altered/extended since 1st April 1993 could be subject to review.

SERVICES – All mains services are connected

EPC RATING - D



TOTAL FLOOR AREA : 686sq.ft. (63.7 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.
Made with Metropix ©2023

1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT