



2 Park Mews,  
Park Road, Congresbury, BS49 5HR

**Robin King** | Estate  
Agents



## 2 PARK MEWS, PARK ROAD, CONGRESBURY, BS49 5HR

Nestled in the heart of the charming village of Congresbury, this wonderful, detached property presents an ideal family home. Boasting four bedrooms, including a convenient ensuite, and a downstairs cloakroom, it offers ample space for comfortable living.

**APPROX 1324 SQ. FT ACCOMODATION • 4 BEDROOMS • 2 BATHROOMS (1 EN-SUITE) • GARAGE & OFF STREET PARKING • GARDEN • POPULAR VILLAGE LOCATION • WITHIN CATCHMENT FOR CHURCHILL ACADEMY & SIXTH FORM • MAINLINE RAILWAY STATION WITHIN 2.3 MILES AT YATTON – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 7.3 MILES • CENTRAL BRISTOL 13.2 MILES • ALL DISTANCES ARE APPROX • NO ONWARD CHAIN •**

Upon entering, an inviting and spacious hallway welcomes you into this lovely home. To the left, the generous sized lounge boasts a cosy ambiance, creating the ideal space for unwinding and relaxation. To the end of the hallway, you'll discover a well-appointed modern kitchen, complete with built-in appliances and fridge/freezer and offering a delightful overlook to the garden. Adjacent to the kitchen lies the dining room, a perfect space for family meals and gatherings. Beyond the dining room, a charming conservatory bathes the area in natural light, providing an exquisite setting for enjoying the summer sun or cosying up on a winters evening. Enhancing the convenience of this home, a practical cloakroom is positioned on the ground floor, with the addition of a convenient storage cupboard located to the right of the hallway.

Upstairs, the principal bedroom stands out overlooking the garden and with an en-suite shower room. The three generously proportioned double bedrooms are each thoughtfully equipped with built-in wardrobes, as well as a versatile single bedroom currently used as a study is suitable for various family requirements. In addition, the family bathroom features a white suite and a convenient over-bath shower.





**Outside:** The garden has been thoughtfully designed for easy maintenance, featuring a combination of patioed areas and a neatly manicured lawn, complimented with mature shrubs. The front garden also offers mature shrubs, along with a front lawn and paved path area. A side pedestrian access provides additional convenience, while a door leads from the garden to the single garage, complete with power and lighting.

**Location:** Congresbury is a popular village some 13 miles southwest of Bristol, surrounded by countryside, with a great range of shops, pubs, cafes, facilities, and amenities including a pre-school and primary school. Senior schooling is available at Churchill Academy and Sixth Form. Local transport networks are good, with easy access to the M5 motorway and mainline railway services are available within 2.3 miles at Yatton – Paddington from 114 minutes. Bristol Airport is within 7.3 miles, access to the M5 within 6.4 miles from either Jct 20 (Clevedon) or Jct 21 (St Georges).

**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





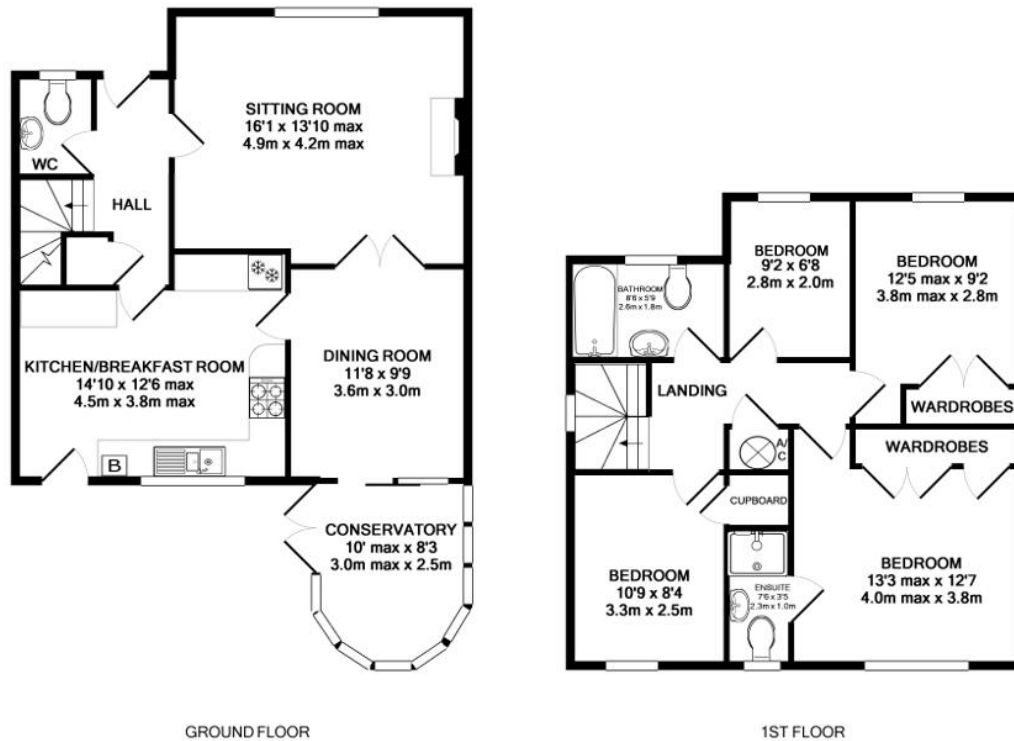
**DIRECTIONS** – From our Congresbury office turn right onto High Street. Follow the road for approximately 0.3miles and turn left onto Park Road. 2 Park Mews is on the right hand side.

**SERVICES** – All mains services.

**EPC RATING** - D

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND** E £2,523.38 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

**AGENT NOTE** – Please note, some images used within this brochure are from a previous listing.



TOTAL APPROX. FLOOR AREA 1324 SQ.FT. (123.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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