



**Elliston**  
**15 Pauls Causeway, Congresbury, BS49 5DH**

**Robin King** | Estate Agents



## 15 PAULS CAUSEWAY, CONGRESBURY, BS49 5DH

Elliston, 15 Pauls Causeway, is a charming 3-bedroom semi-detached home with a garage, nestled in the sought after village of Congresbury.

**APPROX 1110 SQ. FT ACCOMMODATION • 3 BEDROOMS • LARGE ENCLOSED GARDEN • GARAGE • NO ONWARD CHAIN • MAINLINE RAILWAY SERVICES AT YATTON 2 MILES • ACCESS TO M5 WITHIN 5.8 MILES AT JCT 21 • BRISTOL AIRPORT 8.2 MILES • CENTRAL BRISTOL 12.4 MILES. (ALL DISTANCES APPROX)**

Having been a much loved family home for several years, 15 Pauls Causeway is situated in a quiet residential area, convenient for access to the shops and facilities of Congresbury and comes to the market with no onward chain. Elliston will make a brilliant family home and offers the opportunity for the new owners to put their own stamp on the property.

To the front of the property is a lawned front garden with planted borders and a path to the front door. Entering the property, you are greeted by a welcoming hallway benefitting from ample understairs storage, with plenty of space for coats and shoes. To the right, a well-appointed and spacious kitchen awaits, fitted with sufficient wooden wall and base units and an integrated double oven and hob, the kitchen is suited for all your culinary needs. There is also dedicated space for a washing machine.

To the rear of the property is a generously sized L-shaped living and dining room. Through sliding doors, this inviting space seamlessly extends into a cosy sunroom, offering a peaceful space bathed in natural light. The convenience of a downstairs cloakroom at the end of the hallway adds practicality to the ground floor layout.

Upstairs comprises of three bedrooms, including two large doubles and one with built-in wardrobes. Two bedrooms offer views overlooking the rear garden while the family bathroom is to the front of the property and completes the upstairs space.







**Outside** there is a fully enclosed large garden, providing outdoor space for relaxation and recreation. A path guides you to the garage situated at the rear, offering secure parking and additional storage options. The rear garden benefits from a desirable south-west orientation, ensuring plenty of sunlight throughout the day. To the front of the property there is a lawned garden with planted borders.

**Location** - Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol and Clevedon. Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to the M5 motorway at Clevedon and St. Georges. The surrounding countryside provides a wide range of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach. The friendly village includes a variety of independent shops and businesses along with cafes, pubs and restaurants and leisure facilities. Educational opportunities are very good, with primary schooling within the village and secondary education at Churchill Academy and Sixth Form.

**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 office, turn right and at the end of the Broad Street turn left. Follow Pauls Causeway for approximately 500ft and number 15 is on the right hand side.

**SERVICES** – All Mains Services

**EPC RATING** – C

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND D** £2064.58 (2023/24) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

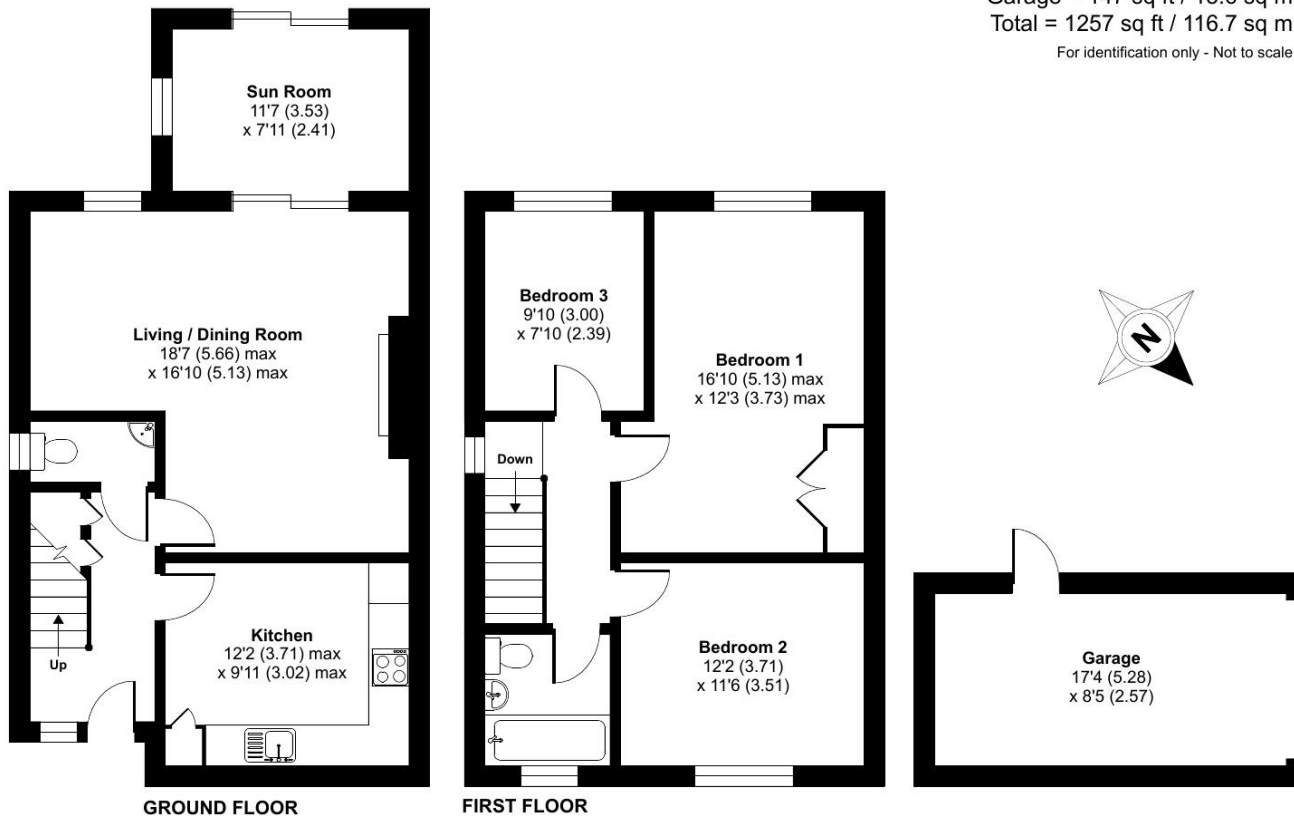
## Pauls Causeway, Congresbury, Bristol, BS49

Approximate Area = 1110 sq ft / 103.1 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1257 sq ft / 116.7 sq m

For identification only - Not to scale



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