



21 Sheppys Mill
Congresbury, Bristol, BS49 5BY

Robin King | Estate
Agents

21 SHEPPYS MILL, CONGRESBURY, BRISTOL, BS49 5BY

2 Bedroom first floor flat for the over 60's set in a lovely central location in the popular village of Congresbury that is convenient for access to Bristol and beyond.

Approx 624 Sq Ft of accommodation • First Floor Flat For The Over 60's • Conveniently Situated In A Select Location Close To Most Amenities In This Popular Village • Sitting Room/Dining Room • Two Bedrooms • Shower Room • Fitted Kitchen • Economy 7 Heating • Parking Space • NO ONWARD CHAIN

21 Sheppy's Mill is an approx. 624 sq. ft. first floor flat for the over 60's, which comes under the professional management of Kingsdale Group Ltd who are responsible for overseeing all repairs and maintenance of common areas. Accessed by an entrance for only four flats, this two bedroom home is ideal for those looking for a secure easily managed home in a convenient position.

In brief the accommodation comprises of:

Hallway – Electric storage heater, fitted carpet, telephone point, loft access, glass door into:

Living Room – Double glazed window to the side and to the rear, electric storage heater, fire surround with marble effect hearth, tv point, wall lights, telephone point

Kitchen – Range of matching wall and base units with worktops over, stainless steel sink with drainer, space for a cooker, space for fridge and space for freezer, plumbing for washing machine, extractor fan, double glazed window to the side, vinyl flooring

Bedroom One – Double glazed window to the side, fitted wardrobes, electric storage heater, fitted carpet, coved and textured ceiling

Bedroom Two – Double glazed window to the side, fitted carpet, electric heater

In addition this flat has the benefit of an allocated parking space.

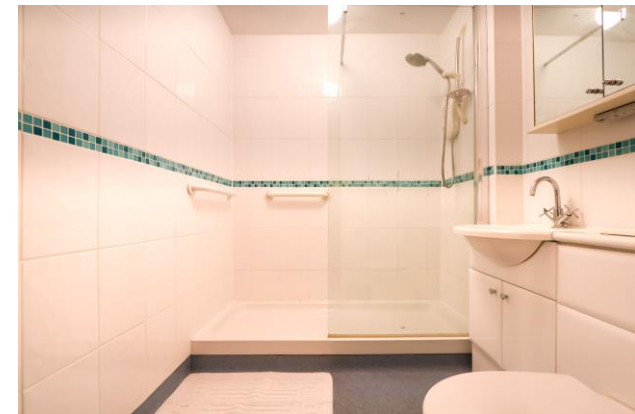




Location – the village of Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), Weston-super-Mare (10 miles) and Clevedon (6 miles). The countryside around offers hosts of country activities including glorious walks on the doorstep, riding, golf, sailing, fishing and dry skiing all within easy reach and close proximity to The Club at Cadbury House with its award-winning health club, spa and hotel. The friendly village contains a wide variety of shops and leisure facilities. Educational opportunities are very good with excellent Primary schooling within the village and in the catchment area for Churchill Academy and Sixth Form with its adjoining sports complex. Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton, just 2 miles distance. There is also easy access to the M5 motorway at Clevedon and 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



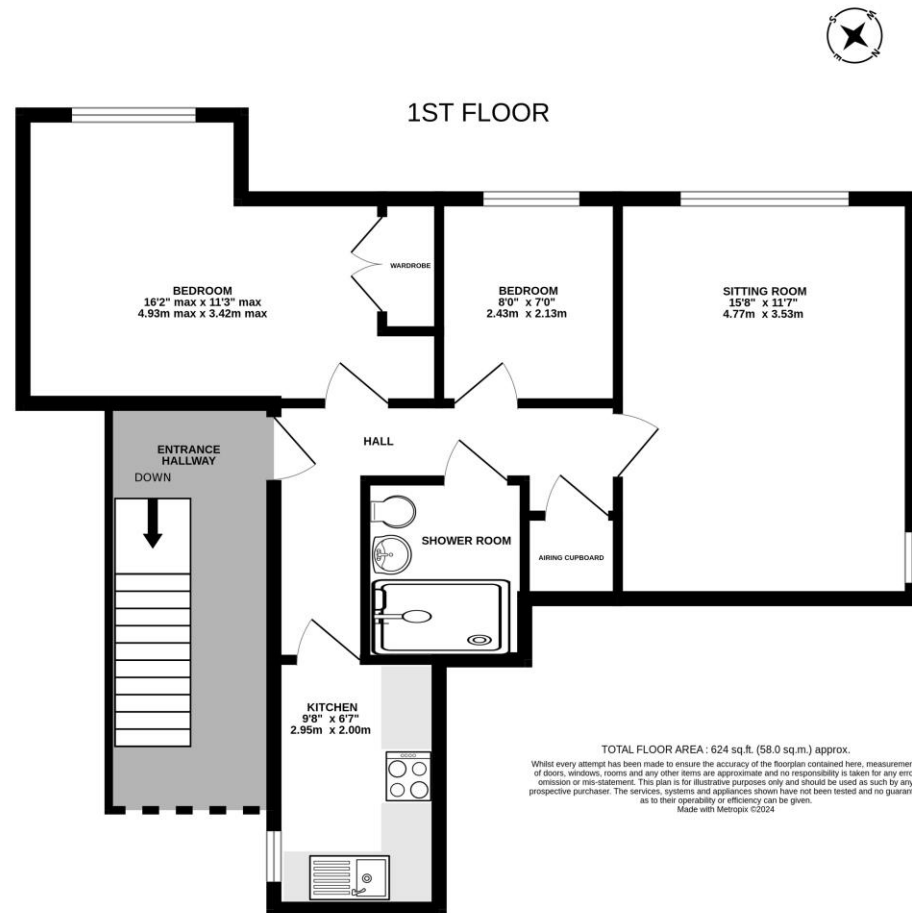
DIRECTIONS – From Robin King Estate Agents office in Congresbury, turn right on to the A370 towards Bristol, at the next set of traffic lights turn right into Smallway then left into Sheppys Mill where number 21 is situated in the flats at the start of the cul-de-sac.

SERVICES – electricity, mains water and drainage, (no gas)

EPC RATING – D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND B** £1,605.78 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

A monthly management fee is payable to Kingsdale Group Limited.



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Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT