

3 ORCHARD CLOSE, CONGRESBURY, BRISTOL, BS49 5JZ

A well-appointed 2-bedroom semi-detached bungalow designed for individuals over 60. This property features parking, a south-facing garden, and convenient access to local amenities as well as to Bristol and beyond

Approx 585 Sq Ft Of Accommodation • Two-Bedroom Semi-Detached Bungalow For The Over 60's • Off Street Parking And Visitor Parking • South Facing Low Maintenance Rear Garden • Walking Distance To Village Amenities • Bus Stops To Bristol And Weston-Super-Mare and easy access to M5/Bristol Airport/Mainline Railway Services • NO ONWARD CHAIN

3 Orchard Close is situated in a quiet cul-de-sac of single storey properties for the over 60's in the middle of the popular North Somerset village of Congresbury. With driveway parking, a low-maintenance south-facing garden, and well-designed accommodation, all within walking distance of local amenities, this would be the perfect place for those looking to downsize and retire.

In brief the accommodation comprises of:

Hallway – spacious and offering access to all the rooms this area also has 2 practical storage cupboards

Sitting Room – a roomy space it has an electric fire and overlooks the rear garden with a French door opening to a dining terrace; a perfect spot to relax and enjoy the sunny aspect

Kitchen/breakfast room – with a range of matching wall and base units, integrated oven and gas hob, space for a fridge/freezer, washing machine and tumble dryer

Bedroom One – double with fitted wardrobes and view of the garden

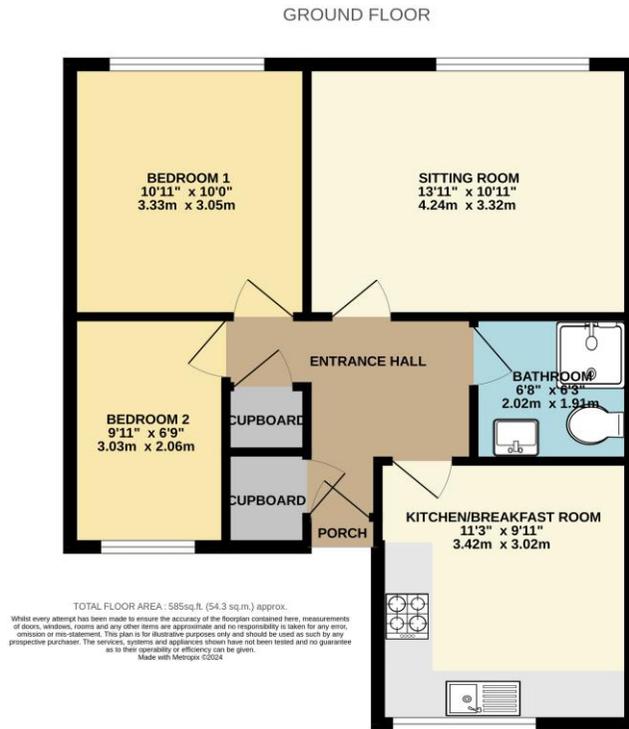
Bedroom Two – single with views of the front

Bathroom – practically configured as a wet room

Outside – the front garden is relatively low maintenance with a pathway leading to the front door and some pretty shrubs. The rear garden is south facing and also low maintenance, half paved and half gravelled.



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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. 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.

SERVICES – All mains services including gas central heating

EPC RATING – D

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.



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