



**5 Wrington Mead
Congresbury, BS49 5BH**

Robin King | Estate Agents

5 WRINGTON MEAD, CONGRESBURY, BS49 5BH

A well presented semi-detached home in the highly sought after village of Congresbury with 3 bedrooms, garage, and off-street parking.

APPROX 1,212 SQ FT OF FLEXIBLE FAMILY ACCOMMODATION • 3 DOUBLE BEDROOMS • PRIVATE ENCLOSED GARDEN • GARAGE & DRIVEWAY PARKING • CENTRAL VILLAGE LOCATION • MAINLINE RAILWAY SERVICES AT YATTON 2.5 MILES • ACCESS TO M5 WITHIN 5.8 MILES AT JCT 21 • BRISTOL AIRPORT 8.2 MILES • CENTRAL BRISTOL 12.4 MILES. (ALL DISTANCES APPROX.)

5 Wrington Mead is a charming semi-detached home situated in the highly sought-after village of Congresbury. Boasting three double bedrooms, this well presented home offers spacious accommodation which is ready to move into.

Approaching the property, you are greeted by a lawned front garden, complemented by a tarmac driveway providing convenient off-street parking. Upon entering, a light-filled hallway welcomes you, featuring a convenient cloakroom and a handy understairs storage cupboard.

To the right of the hallway is a well-appointed kitchen with elegant shaker style wall and base units and equipped with integrated double eye level oven, a five-ring gas hob and plumbing for both a washing machine and tumble dryer. A side door offers easy access to the garden and driveway. The living room, to the rear, features a fireplace as the focal point. French doors lead to a generously sized conservatory, bathed in natural light, providing an ideal setting for relaxation or entertaining guests.

Upstairs, you'll find three double bedrooms and the family bathroom featuring a corner bath and a separate shower.





Outside – To the front is a single (reduced size) garage and ample parking for multiple vehicles. To the rear, the garden is laid to lawn with a patioed area to the side for enjoying the summer weather and entertaining friends and family.

Location - Congresbury is a thriving village surrounded by countryside, with a great range of facilities and amenities including shops, pubs, a post office, small supermarket, a pre-school and a primary school. Senior schooling is available at the well regarded Churchill Academy and Sixth Form. Mainline railway services are available from Yatton station, some 2.5 miles away - London Paddington from 114 minutes. Bristol Airport is within 8.2 miles, access to the M5 within 5.8 miles from either Jct 20 (Clevedon) or Jct 21 (St Georges). The nearby Strawberry Line provides good opportunities for off road cycling and walking between Yatton and Cheddar.

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

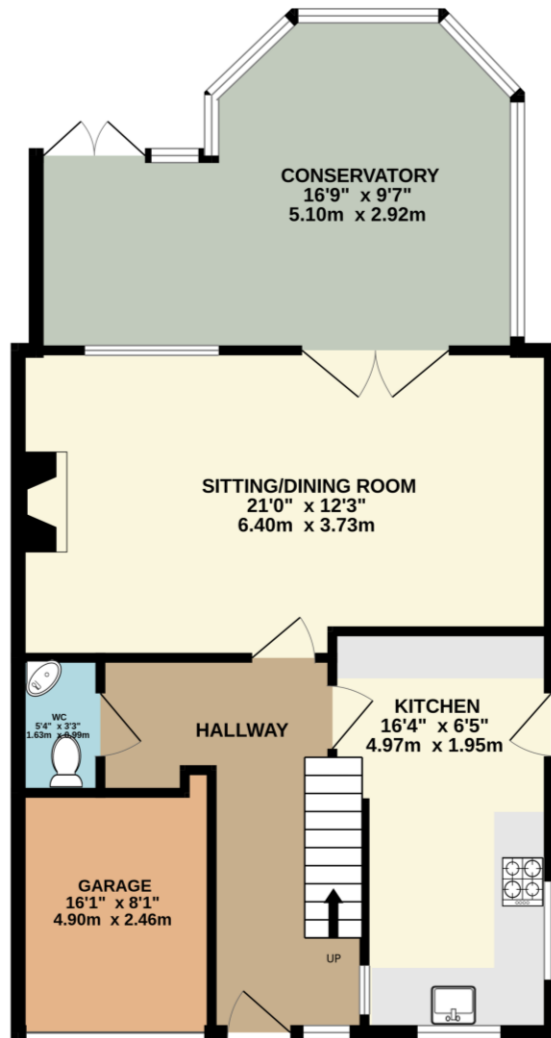
SERVICES – All Mains Services

EPC RATING – E

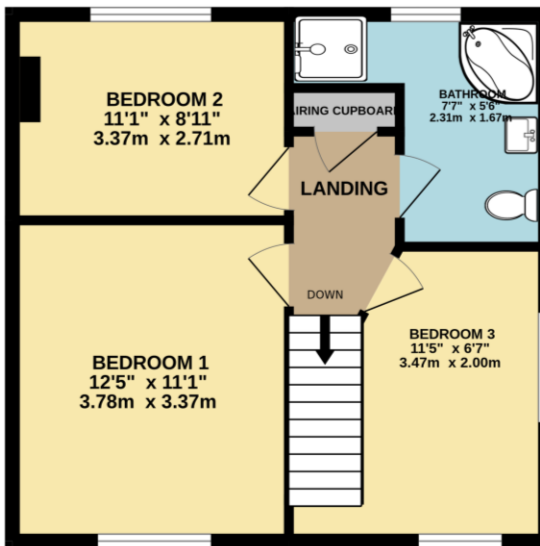
LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND C £1933.41 (2024/25)

* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.

TOTAL FLOOR AREA : 1212 sq.ft. (112.6 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 is given as to their operability or efficiency can be given.
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