



# 55 Well Park

Congresbury, Bristol

A well presented 2 bedroom semi-detached detached bungalow with enclosed rear garden and off street parking in a quiet no through road in Congresbury.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating: A

All Mains Services

- Approx. 485 sq ft single storey accommodation
- Stylish and neutral décor throughout
- Large sitting room with French doors opening to pretty rear garden
- Low maintenance paved and astroturfed garden
- Ready for immediate occupation with no onward chain
- Convenient for access to Bristol and beyond
- Central Village location





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Situated in the sought after village of Congresbury this bungalow offers flexible accommodation and combines easy, level, access to local amenities within the seclusion of a quiet cul-de-sac. Set back off the road with a neat block-paved parking area to the front and a gated side pathway round to the enclosed rear garden it provides comfortable single storey living in a convenient location.

Upon entry into the hallway there is a good sense of space and light, with the whole property painted in neutral tones throughout. Immediately to the left is the first bedroom, a single it has a pleasant aspect to the front and could easily be converted to a home office. Behind here is the principal bedroom, a double with practical fitted wardrobes and a view over the garden. Serving the two bedrooms is a stylish contemporary shower room with large walk in enclosure a fitted basin with vanity unit and w.c.

To the right of the property is the reception accommodation. A light and bright fully fitted kitchen has views over the garden and a good range of wall and base units. There is also an integrated oven, gas hob and extractor fan together with space for a washing machine and full height fridge freezer.

Completing the accommodation is the sitting/dining room which runs front to back of the property. The sitting area lies to the right and has views to the front whilst to the rear there is a dining area with space for a table and French doors which allow light to flood in, as well as providing access to the garden – the perfect spot in which to enjoy a BBQ or alfresco dining.



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## Outside

The driveway provides ample parking space and also has several mature borders that are well planted with an attractive range of plants and shrubs. A side return leads from here through to the back garden which has been designed for low maintenance and convenience. It is fully fenced with neat feather lap panels and mainly laid with gravel and astroturf. There is a raised area adjacent to the sitting room which provides a good sized breakfast/dining terrace area, ideal for alfresco dining.

## Location

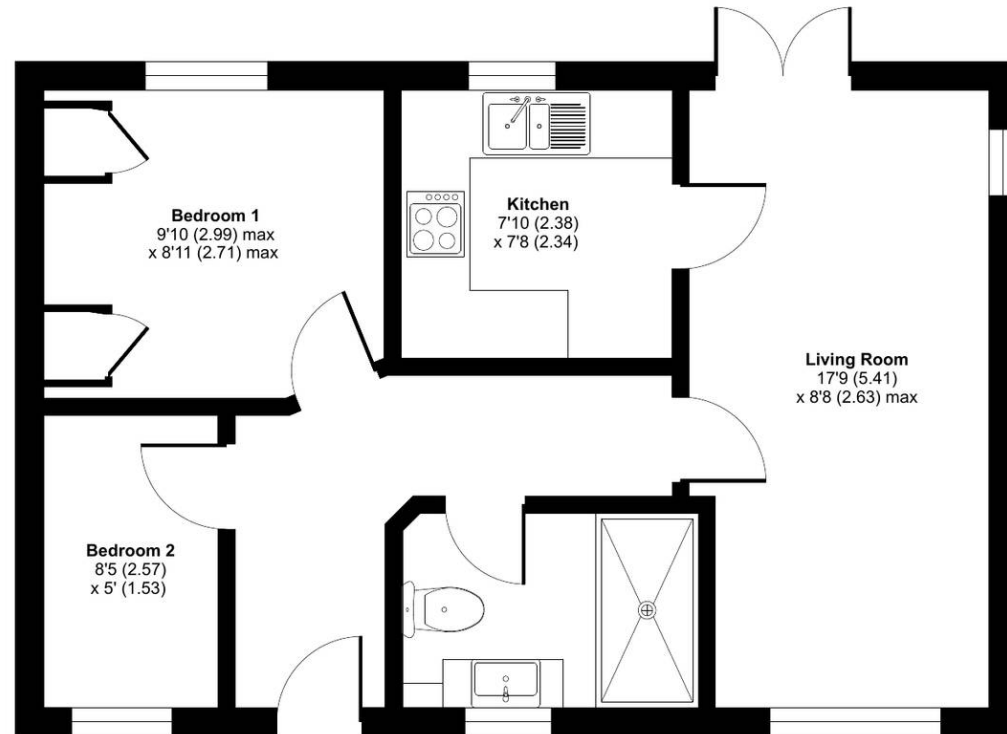
Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. The M5 motorway is within 6 miles at Clevedon (Jct 20) and St. Georges (Jct 21). The surrounding countryside provides a wide range of activities including glorious walks, 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 the well regarded Churchill Academy and Sixth Form. The nearby Strawberry Line links Yatton to Cheddar and beyond provides opportunities for off-road walking and cycling.



## Well Park, Congresbury, Bristol, BS49

Approximate Area = 485 sq ft / 45 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Robin King LLP. REF: 1189457

## Robin King

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