





## 7 Sheppys Mill

Congresbury, Bristol

A well-presented two-bedroom home in a peaceful over-60s development in Congresbury, featuring a conservatory, private garden, modern kitchen, two bathrooms, and allocated parking.

Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Mains Drainage and Electric. No Gas

- Two double bedrooms, both with fitted wardrobes
- Newly fitted modern shower room
- Bright sitting/dining room with dual aspect light
- Conservatory providing additional year-round living space
- Well-equipped kitchen
- Private rear garden
- Allocated parking space
- Quiet, over-60s development with a friendly community feel
- Communal gardens professionally maintained by management company







## 7 Sheppys Mill

Congresbury, Bristol

Located in a well-regarded over-60s development in central Congresbury, this two-bedroom terraced home offers low-maintenance living with a private garden, conservatory, and allocated parking.

Inside, a welcoming entrance hall leads to a ground floor shower room and a bright, spacious sitting/dining room featuring a fireplace, front window, and rear patio doors opening into the conservatory, a peaceful spot to enjoy the garden year-round.

The well-fitted kitchen includes shaker-style units and integrated appliances: fridge/freezer, separate freezer, washer/dryer, Neff hob, eye-level oven, and combination microwave/oven.

Upstairs are two double bedrooms with fitted wardrobes and a newly installed shower room with walk-in shower and heated towel rail. The landing also houses an airing cupboard.

### Outside

The private rear garden is mainly laid to lawn, and the wider communal grounds are professionally maintained. Just a short walk from village amenities and transport links, this property offers comfort, convenience, and community in equal measure.

- Two double bedrooms, both with fitted wardrobes
- Newly fitted modern shower room
- Bright sitting/dining room with dual aspect light
- Conservatory providing additional year-round living space
- Well-equipped kitchen
- Private rear garden

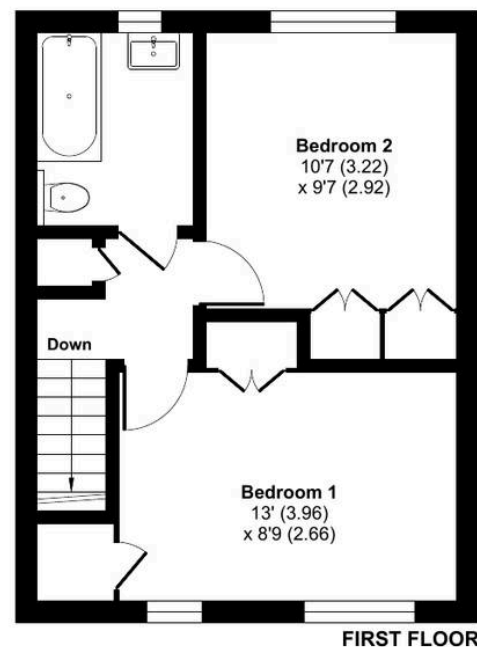
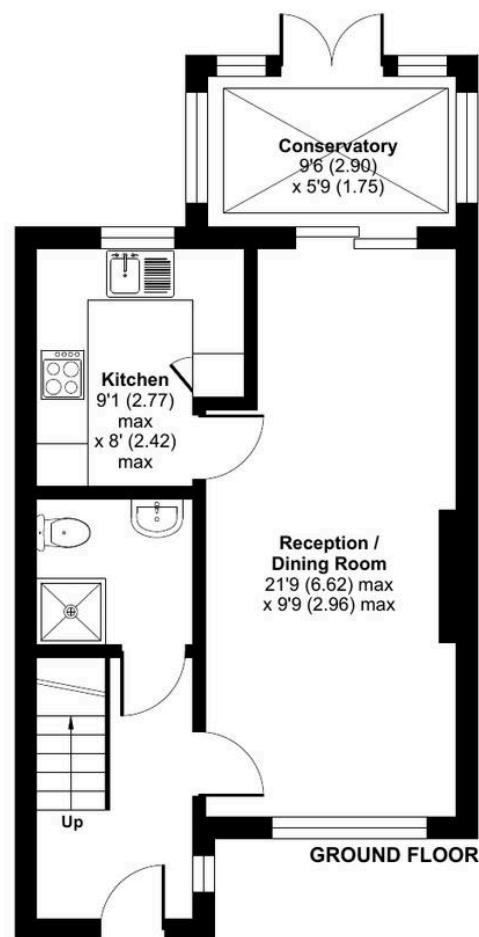




## Sheppys Mill, Congresbury, Bristol, BS49

Approximate Area = 782 sq ft / 72.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robin King LLP. REF: 1355193

## Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • [post@robin-king.com](mailto:post@robin-king.com) • [www.robin-king.com/](http://www.robin-king.com/)

Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.