



Bridge Farm Square, Congresbury
£400,000



debbie fortune
ESTATE AGENTS
www.debbiefortune.co.uk



Bedrooms: 3

Bathrooms: 1

Receptions: 1

Brought to the market with the benefit of no onward chain complications is this super three bedroom family home within easy reach of local amenities, parks, primary school and wonderful countryside walks.

The property occupies a lovely position, backing onto the beautiful grounds of St. Andrews Church in Bridge farm square, a quiet no through cul de sac in the heart of old Congresbury. To the front of the house is an area of off street parking which leads to a large single garage and entrance to the house.

Upon entering the property there is a handy ground floor cloakroom to the left, stairs rising to the first floor with a useful under stairs cupboard and doors to both the kitchen and sitting/dining room. The kitchen is well fitted with a range of modern beech fronted units with a contrasting grey counter top, there are twin eye levels an integrated dishwasher and oven and hob, along with plenty of useful storage cupboards and space for a breakfast table.



To the rear of the house there is a full width sitting/dining room with a delightful dual aspect and French doors flowing out to the gloriously sunny garden.

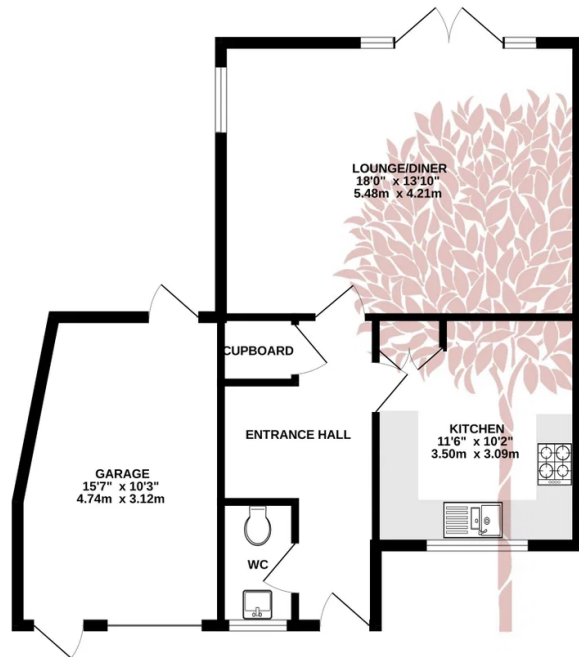
Moving onto the first floor you will find good sized bedrooms including two which feature fitted wardrobes. The third is a smaller room but perfect for a child or home office. The view from the rear facing double bedroom is absolutely beautiful and takes in the church tower and stunning southerly aspect. Finally, completing the internal accommodation is the family bathroom which has a smart white suite with contemporary tiles and a chrome heated towel rail.

Outside, the attractive rear garden is beautifully planted with mature borders flanking a lush green lawn to three sides, there is a well positioned patio area that is ideal for al-fresco dining and soaking up the lovely sunny orientation which can also be accessed from the sitting room via French doors. To the side of the house is the aforementioned garage which also has a pedestrian door to both the front and rear for easy access.

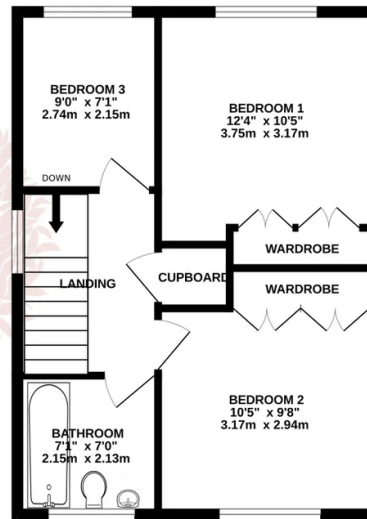
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 955sq.ft. (88.7 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 as to their operability or efficiency can be given.
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Situation: Situated with good access to local amenities and surrounded by beautiful North Somerset countryside, Congresbury (www.congresbury-somerset.org) is a bustling village with facilities usually reserved for a larger town. These include; a variety of shops, supermarket, chemist, church, library, three public houses, a well-supported primary school and pre-school plus various clubs and societies. Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk) which benefits from a modern sports complex, and transport for local children provided daily. There are also schools at Bristol, Backwell, Wraxall and Chew Magna. The area around is well known for its beauty and offers a variety of community pursuits within a drive. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles. The village of Congresbury is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare on the A370 and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and access to a mainline railway station at Yatton.

Directions: From the offices of Debbie Fortune Estate agents in Congresbury proceed down Broad street and turn right just after the Weston hospice care charity shop onto Bridge Farm Square and the property can be found on the left hand side.

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Material Information: This property operates on gas central heating. Council Tax band: D
EPC Rating: D