

25 Wrington Lane Congresbury BS49 5BQ

£650,000

marktempler

RESIDENTIAL SALES





Property Type

Bungalow - Detached



How Big

1818.70 sq ft



Bedrooms

3



Reception Rooms

2



Bathrooms

2



Warmth

Gas central heating



Parking

Off street & garage



Outside

Front, side & rear



EPC Rating

D



Council Tax Band

F



Construction

Traditional



Tenure

Freehold

Substantial three double bedroom detached bungalow occupying a glorious plot of approximately one third of an acre, beautifully presented throughout – Claremont is a wonderful example of a spacious and thoughtfully updated bungalow, occupying an enviable position within the heart of its generous plot. Immaculately presented throughout, the property offers bright, airy and immaculately presented accommodation throughout, allowing any buyer to simply move in and enjoy. Arranged over a single level, the layout has been thoughtfully designed to create distinct living and sleeping areas. The eastern wing of the bungalow is dedicated to the principal living accommodation and includes a generous dual-aspect sitting room centred around an enclosed log-burning fire, creating a welcoming environment in which to relax and unwind. The kitchen breakfast room is well-appointed and positioned alongside a separate dining room, which enjoys French doors opening directly onto a patio with gardens beyond, creating an excellent space for both everyday family life and entertaining. A useful utility boot room and cloakroom WC add further practicality. To the western side of the property, three well-proportioned double bedrooms are served by both a contemporary family bathroom and shower room. Further accommodation includes a welcoming entrance hall, together with a sizeable entrance porch, providing valuable additional flexibility. An oversized double garage completes the accommodation.

Claremont sits centrally within mature grounds extending to approximately one third of an acre, creating a delightful setting that is difficult to find so close to the heart of the village. The gardens have been carefully arranged into a variety of distinct areas, providing something for everybody to enjoy. To the rear, a private enclosed lawned garden creates a peaceful retreat, complemented by established fruit trees, stocked shrub borders and patio seating areas that provide ideal spots to sit back and enjoy the changing seasons. A substantial greenhouse and an additional side garden offer excellent potential for those with an interest in growing produce or creating their own home allotment. The front and side gardens are a particular feature of the property, predominantly laid to manicured lawn and interspersed with a wonderful variety of mature trees, evergreens, shrubs and flowering borders. The carefully designed planting creates a surprising degree of privacy, enhancing the feeling of seclusion throughout the grounds. To the front, a generous block-paved driveway provides off-street parking for numerous vehicles and leads to the oversized double garage.

Wrington Road enjoys a convenient position within the thriving village of Congresbury, one of North Somerset's most popular villages which offers a wide range of everyday amenities including independent shops, public houses, cafés, a doctors' surgery, pharmacy and the highly regarded St Andrew's Primary School. Churchill Academy and Sixth Form is also within easy reach. Congresbury remains a popular choice for commuters thanks to its excellent access to Bristol, Clevedon, Weston-super-Mare and the wider motorway network, while nearby Yatton provides a mainline railway station with services to Bristol, Bath, London Paddington and the South West. Combining generous accommodation, mature gardens and a substantial plot in a highly convenient village setting, Claremont represents a rare opportunity to acquire a beautifully presented bungalow of exceptional quality.







Beautifully refurbished detached bungalow set within approximately one third of an acre of glorious mature gardens



HOW TO BUY THIS PROPERTY

If you would like to purchase this property, we will need the following information before we are able to agree a sale to you.

proof of identification – we need to run an electronic check for all purchasers of the property. In order to do this we need your full names including titles, dates of birth and residential address(s) for the last three years. The ID check is at no cost. Proof of funding – If a mortgage is required we need to see an up to date agreement in principle from the lender involved for the amount of borrowings required together with evidence by way of an official savings statement for the balance of funds. If the purchase is being made up of cash we will need to see an official statement of the funds required.

Proof of chain – If you are selling your home with another agent we will need full details of the agent involved and any linked transactions.

The majority of the above is now a legal requirement. We will need to share some of this information with the vendor of the property as well as other professional parties who will be involved or connected with the sale of the property. Having this information will also enable us to present your offer to purchase positively and is likely to enable us to deliver a response speedily. As a part of our comprehensive property services we will introduce other knowledgeable professionals to assist buyers, sellers and other interested parties to enhance their experience of the moving process. We have carefully selected a panel of local professionals who in turn have agreed preferential terms for our clients.

Please note we may give a quotation for sellers and buyers for the companies listed below and should you decide to use one of these companies as a result of our introduction we will receive a referral fee. Any quotation is offered without obligation and it is your decision whether you choose to deal with any of these companies. Star Legal - Conveyancing Referral Fee £270, Foxfield - Conveyancing Referral Fee £270, Head Projects - Surveyors Referral Fee 10% of the net commission received by Head Projects, The Mortgage Heroes South West – Mortgage Advisors Referral Fee 25% of the net commission received. All referral fees are paid to us by the named companies and are included within any quotes provided. The referral fees are not an additional charge.



About this property

TENURE
Freehold

UTILITIES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central heating

BROADBAND
Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirfts data parnters include Royal Mail, Ofcom, Enviroment Agency, Land Registry, Valuation Office Agency, Office for National Statstics, Ordnance Survey and History England.



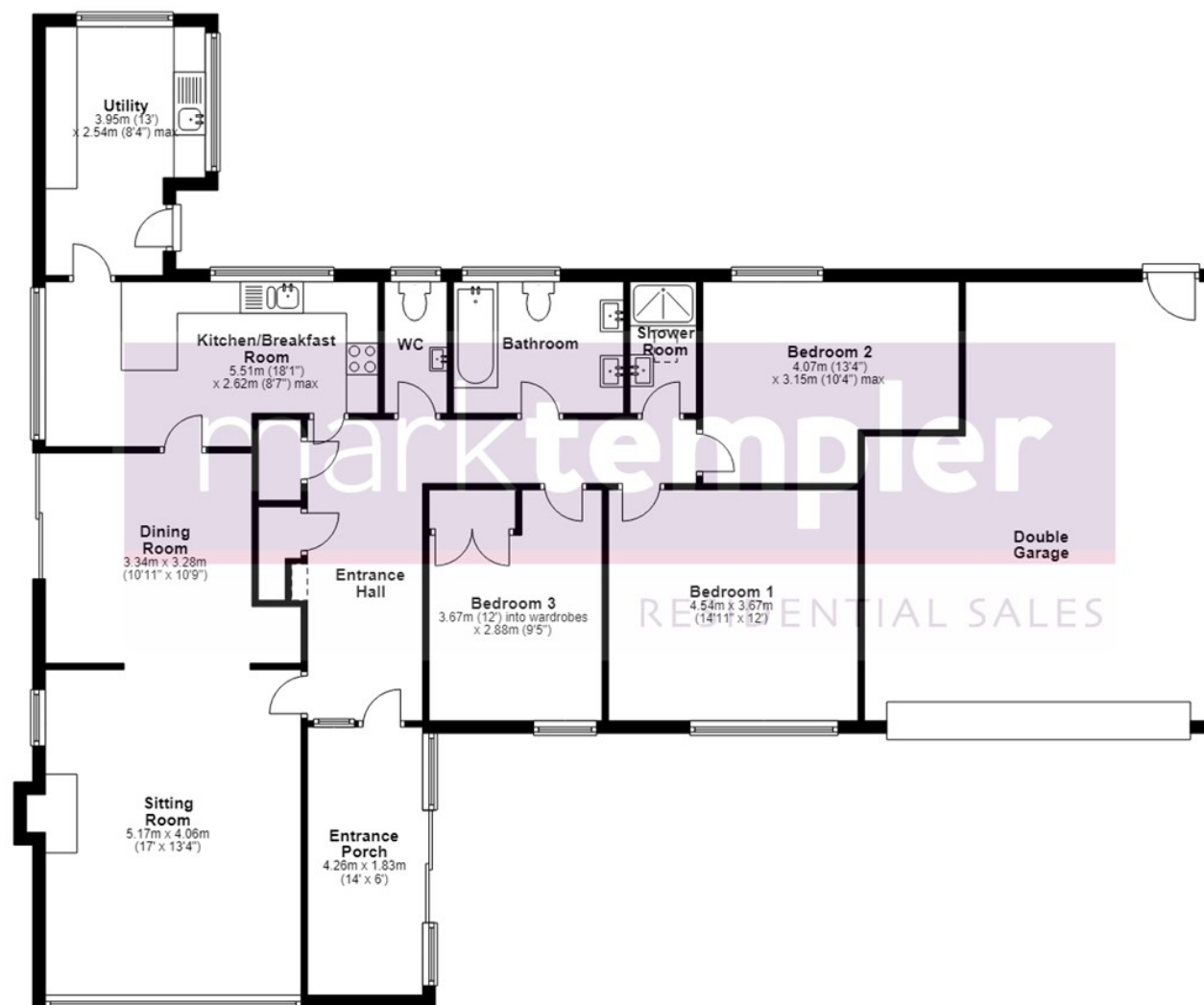
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Ground Floor

Approx. 169.0 sq. metres (1818.7 sq. feet)



Total area: approx. 169.0 sq. metres (1818.7 sq. feet)

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.

Plan produced using PlanUp.