

53 Southlands Way Congresbury BS49 5BW

£300,000

marktempler

RESIDENTIAL SALES





 Property Type House - Semi-Detached	 How Big 955.00 sq ft
 Bedrooms 3	 Reception Rooms 2
 Bathrooms 2	 Warmth Gas Central Heating
 Parking Driveway & Garage	 Outside Front & Rear
 EPC Rating D	 Council Tax Band B
 Construction Traditional	 Tenure Freehold

Situated at the end of a peaceful cul de sac in the highly sought after village of Congresbury, 53 Southlands Way is a bright and versatile three bedroom home offering comfortable living, practical accommodation and plenty of potential to create a home tailored to your own tastes. The property is approached via an enclosed front garden and pathway leading to the entrance door, which opens into the hallway. To the left is the dining room, featuring an attractive fireplace and providing access through to the kitchen. The kitchen enjoys views over the rear garden and is fitted with a range of cream Shaker style cabinets, complemented by a ceramic Belfast style sink, gas hob and oven. Beyond the kitchen, a useful rear hallway provides ample space for coats and boots, together with a convenient downstairs WC and a door giving direct access to the garden. On the opposite side of the entrance hallway, the sitting room is a particularly appealing space, enjoying dual aspect windows that allows plenty of natural light to flow through. A feature fireplace with electric fire creates a cosy focal point. Patio doors from the sitting room open into a useful conservatory overlooking the garden. An inviting additional reception space, ideal for unwinding, enjoying a good book or taking in the garden views throughout the seasons. Upstairs, there are two double bedrooms and a single bedroom, served by a family bathroom. The property is light and bright throughout, the neutral décor provides a versatile backdrop for a new owner to add their own style.

The outside space is a particular feature of this home. To the front, a mainly lawned garden is complemented by mature shrubs and a charming picket fence, creating an attractive approach to the property. A partly block paved driveway provides off road parking for two vehicles, alongside a single garage. To the rear, the enclosed garden is arranged over several levels, with steps leading to a lawn surrounded by a variety of mature plants and shrubs. A greenhouse adds further appeal for gardening enthusiasts, offering an opportunity to nurture plants and develop this established outdoor space.

Southlands is a peaceful cul de sac situated in the extremely popular village of Congresbury, which offers a welcoming community atmosphere and a good selection of shops, and traditional pubs serving excellent food and ales. St Andrew's Primary School is conveniently located nearby, while secondary education is available at Churchill Community School. For commuters, Congresbury is ideally positioned within easy driving distance of Bristol, Clevedon and Weston-super-Mare. Further transport links are available from the neighbouring village of Yatton, which provides rail services to Bristol, Bath, London and destinations across the West Country. Regular bus services also operate locally.



A versatile three bedroom home in a well positioned Congresbury location



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

This information has been provided by the sellers and is correct to the best of our knowledge

UTILITIES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central heating

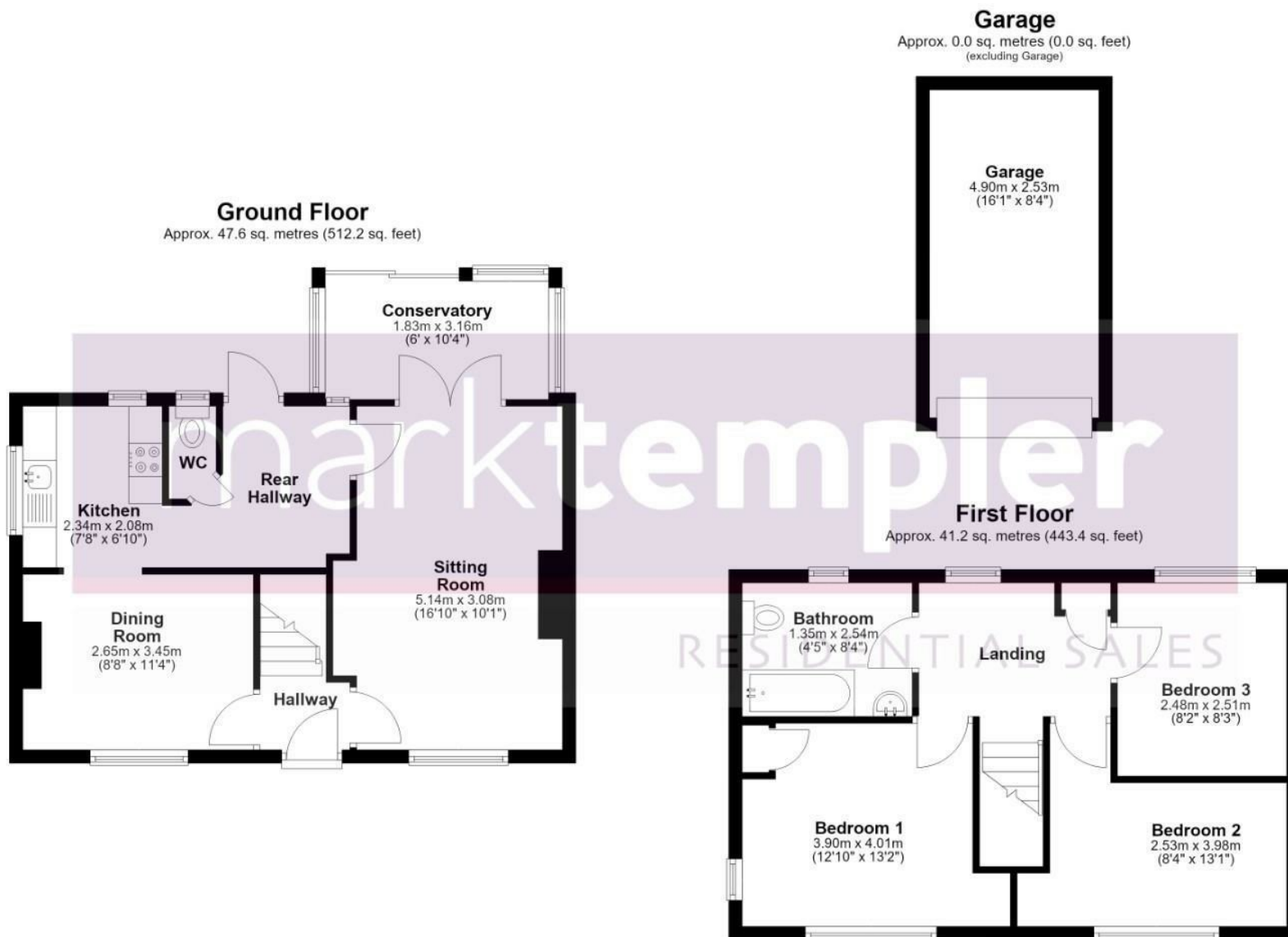
BROADBAND
Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps. We advise all interested parties to also make their own enquires via checker.ofcom.org.uk.

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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Total area: approx. 88.8 sq. metres (955.5 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.