1 Southside Congresbury BS49 5BS | **£340,000**

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RESIDENTIAL SALES









Property Type
House - End Terrace

How Big
1102.30 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
1

Warmth
Gas Central Heating

Parking
Driveway

Outside
Front & Rear

EPC Rating
C

Council Tax Band
B

Construction
Traditional

Tenure
Freehold

A wonderful opportunity to purchase an extended three/four bedroom family home in the village of Congresbury. 1 Southside is being offered to the market with the significant advantage of no onward chain, and boasts extended living accommodation that provides beautifully balanced and highly adaptable accommodation, perfectly suited to modern family living. Upon entering, the property immediately impresses with its versatility and abundance of natural light. At the heart of the home lies a well-appointed dual-aspect kitchen/breakfast room, a sociable space ideal for both everyday family life and entertaining alike. The kitchen flows seamlessly into the impressive extended sitting room, creating a wonderful open feel between the two principal living spaces. Bathed in natural light from windows to two elevations and French doors opening onto the garden, the dual-aspect sitting room offers a welcoming environment in which to relax, whilst benefitting from the added comfort of underfloor heating. A useful utility/boot room and cloakroom enhance the practicality of the ground floor, while a further generous reception room provides excellent flexibility and could serve as a family room, formal dining room, home office or ground floor fourth bedroom, making the property ideal for a variety of lifestyles and family arrangements. To the first floor, three well-proportioned bedrooms are arranged around a central landing and are served by a modern family bathroom. The accommodation as a whole offers a wonderful sense of flexibility, allowing future owners to tailor the space to their changing needs over time.

The rear garden has been thoughtfully designed to provide an attractive balance between entertaining space and family-friendly practicality. Immediately adjoining the property, a paved patio spans the full width of the house, providing an ideal space for morning coffee and everyday outdoor enjoyment, whilst beyond, a generous raised timber deck creates a wonderful setting for outdoor dining and summer gatherings, offering ample space for garden furniture and enjoying a pleasant outlook across the garden. Steps descend to a level lawn, providing an excellent area for children to play or for keen gardeners to personalise further. Mature trees, established shrubs and well-stocked borders combine to create a delightful sense of privacy and enclosure, while the abundance of greenery softens the boundaries and enhances the garden's peaceful atmosphere. A secure gated side access provides a convenient route to the front of the property, particularly useful for families, pet owners and those returning from walks. To the rear of the plot, a substantial timber shed provides useful storage for bicycles, gardening equipment and outdoor furniture.The property is approached via an attractive frontage, where a beautifully established front garden provides both an excellent first impression and a welcome degree of privacy. Enclosed by traditional timber picket fencing and mature hedgerow planting, the garden is predominantly laid to lawn and complemented by a variety of carefully positioned shrubs and ornamental trees that add colour and texture. The green and leafy setting creates an appealing outlook and a charming approach to the front door, while the generous lawned area softens the frontage and enhances the property's attractive end-of-terrace position. A driveway to the side provides convenient off-street parking and further practical appeal.

Southside is a peaceful cul-de-sac located in the extremely sought after village of Congresbury, home to some traditional pubs offering great ales and good food. The primary school of St Andrew's is close by and secondary schooling can be found at Churchill Community School. The village is also a fantastic commuter base with Bristol, Clevedon and Weston-super-Mare all being within a short drive. There are train links to Bristol, Bath, London, and the West Country located at the nearby village of Yatton and frequently running buses.










beko







Extended three/four bedroom family home in the popular village of Congresbury





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

UTILITES
Mains electric
Mains gas
Mains water
Mains drainage

HEATING
Gas fired central heating & underfloor heating in living room

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.

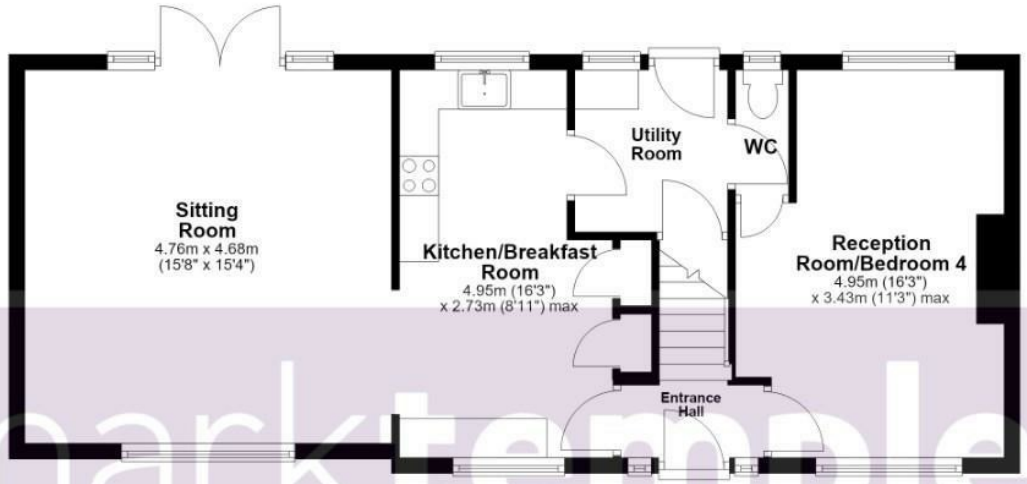
If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirfts data parnters include Royal Mail, Ofcom, Enviroment Agency, Land Registry, Valuation Office Agency, Office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

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Ground Floor

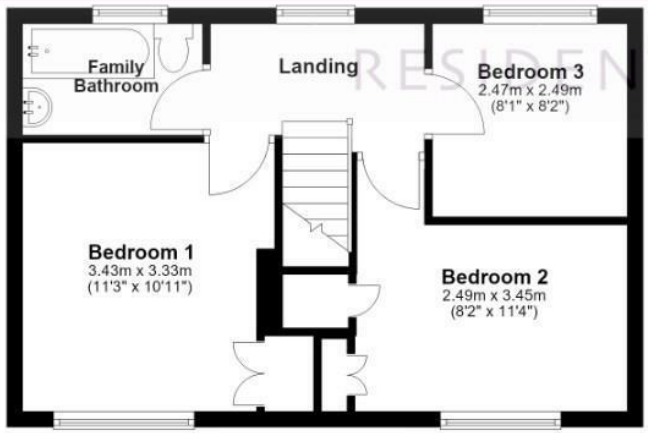
Approx. 60.9 sq. metres (655.8 sq. feet)



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First Floor

Approx. 41.5 sq. metres (446.5 sq. feet)



Total area: approx. 102.4 sq. metres (1102.3 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 responibility 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 applicances shown have not been tested and no guarantee as to their operability or efficency can be given.
Plan produced using PlanUp.

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