17 Southside Congresbury BS49 5BS | **£315,000**

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RESIDENTIAL SALES









Property Type
House - Semi-Detached

How Big
1012.90 sq ft

Bedrooms
3

Reception Rooms
2

Bathrooms
1

Warmth
Gas central heating

Parking
Off street

Outside
Front & rear

EPC Rating

Council Tax Band
B

Construction
Traditional

Tenure
Freehold

Well-presented three bedroom family home, ideally situated within a convenient position close to the heart of Congresbury village – 17 Southside is a bright and welcoming property offering well-balanced accommodation ideally suited to modern family life. The home is accessed via a generous entrance hall, opening to all principal ground floor rooms. At the heart of the home sits an impressive kitchen dining room extending to over 20ft in length, creating a sociable environment perfectly suited to both everyday family life and entertaining. Recently updated, the kitchen is fitted with a stylish range of wall and base cabinets with quartz work surfaces over, a selection of integrated appliances and attractive herringbone flooring, while the dining area provides ample space for family meals and social occasions. A doorway opens into a useful utility boot room together with a cloakroom WC, helping to keep day-to-day household tasks neatly separated from the main living accommodation. To the rear, the sitting room enjoys a warm and comfortable feel, centred around an enclosed log-burning fire that creates a wonderful focal point and cosy atmosphere. Enjoying an outlook over the rear garden, this inviting reception room provides an ideal space in which to relax and unwind at the end of the day. To the first floor, there are three well-proportioned bedrooms, including two comfortable doubles and a generous third bedroom, all served by a family bathroom fitted with a modern suite. The overall layout creates a practical and welcoming family home with excellent day-to-day functionality.

Outside, the property enjoys a particularly good-sized rear garden that provides an excellent amount of outdoor space for a home of this style. Predominantly laid to lawn, the garden creates a wonderful family-friendly environment with ample room for children to play and for outdoor entertaining during the warmer months. A patio area positioned directly from the kitchen dining room provides an ideal setting for al fresco dining and summer barbecues. The garden is enclosed and enjoys attractive mature planting, with established hedging, trees and shrubs helping to create a pleasant backdrop and a good degree of privacy. To the front, the property is set back from the road and benefits from off-street parking together with a low-maintenance frontage that provides a practical and welcoming approach to the home.

Southside enjoys a convenient position within the popular village of Congresbury, a thriving North Somerset community offering a wide range of everyday amenities. The village benefits from independent shops, cafés, public houses, a pharmacy, doctors' surgery and well-regarded primary schooling, all contributing to its continued popularity with families and professionals alike. Nearby Yatton provides a mainline railway station with direct services towards Bristol, Bath and London Paddington, while the A370 and M5 motorway network offer excellent commuter links across the region. The surrounding countryside, Strawberry Line and Congresbury Yeo provide excellent opportunities for walking, cycling and outdoor recreation. Combining generous family accommodation, a substantial garden and a highly convenient village setting, 17 Southside represents an excellent opportunity to acquire a well-balanced family home in one of North Somerset's most sought-after villages.

















Well-presented family home in quiet Congresbury cul-de-sac







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

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.

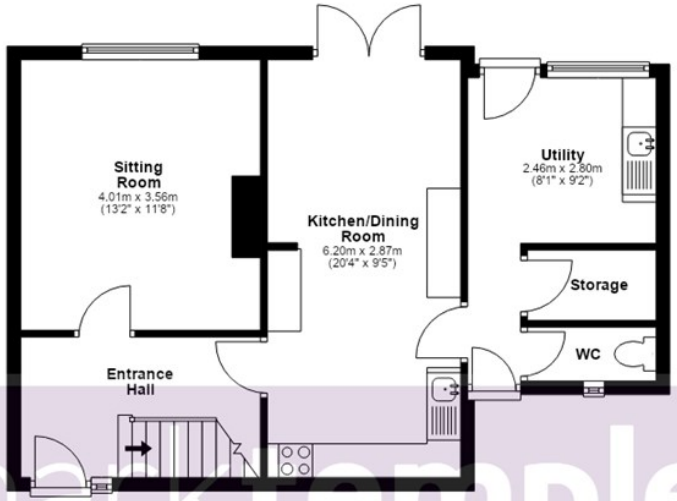
If an information source is not named, then it has been provided by the either ther sellers of the property and is accurate to the best of their knowledge or OnTheMarket, powered by Sprift. Spirfts data parnters include Royal Mail, Ofcom, Enviroment Agency, Land Registry, Valuation Office Agency, Office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

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Ground Floor

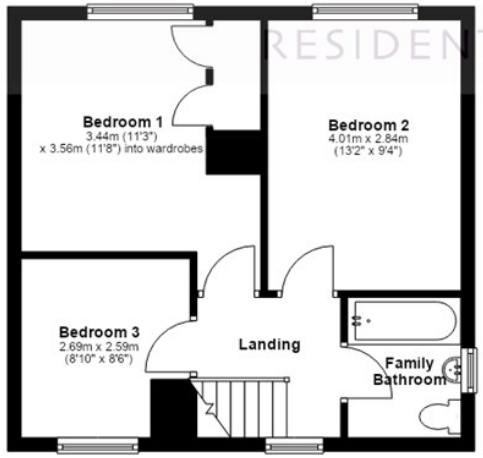
Approx. 53.5 sq. metres (575.5 sq. feet)



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First Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



Total area: approx. 94.1 sq. metres (1012.9 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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