

1 Cadbury Square Congresbury BS49 5HW

£285,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE
Detached house



HOW BIG
1008.00 sq ft



BEDROOMS
3



RECEPTION ROOMS
2



BATHROOMS
1



WARMTH
uPVC double glazing and *****
fired central heating



PARKING
Off street and double
garage



OUTSIDE SPACE
Front and rear



EPC RATING
D



COUNCIL TAX BAND
D

Three bedroom home offering great value for money in the popular semi-rural village of Congresbury - 1 Cadbury Square is a spacious three double bedroom end terrace family home that benefits from over 1000sqft of living accommodation, solar panels, large rear garden, and offered to the market with no onward chain. The property is accessed via a private entrance into the spacious hallway that provides access to all ground floor accommodation, including a dual aspect sitting room, open plan kitchen diner to the rear that boasts an enclosed log burning fire and opens out onto the rear garden, a wc is also to the ground floor. The first floor offers three double bedrooms and a family bathroom.

Outside the rear garden is enclosed with a timber deck that leads directly from the kitchen diner, and with a wide range of mature shrubs and trees, is wonderfully private. To the rear you also have the convenience of a double drive that provides off-street parking, all enclosed by double wooden gates. The front boasts a fitted storage cupboard to the side of the main entrance along with one additional allocated parking space.

Cadbury Square is situated within the semi-rural village of Congresbury and is the home to traditional pubs offering great ales and good food. The primary school of St Andrews is a pleasant walk away and secondary schooling can be found at Churchill Community School. Congresbury 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.







Three bedroom family home, situated in a quiet cul-de-sac within 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.

Up your street...

Glorious countryside walks across Cadbury Hill and the Strawberry Line

Level access to Yatton's village centre

Yatton's sought after primary schools

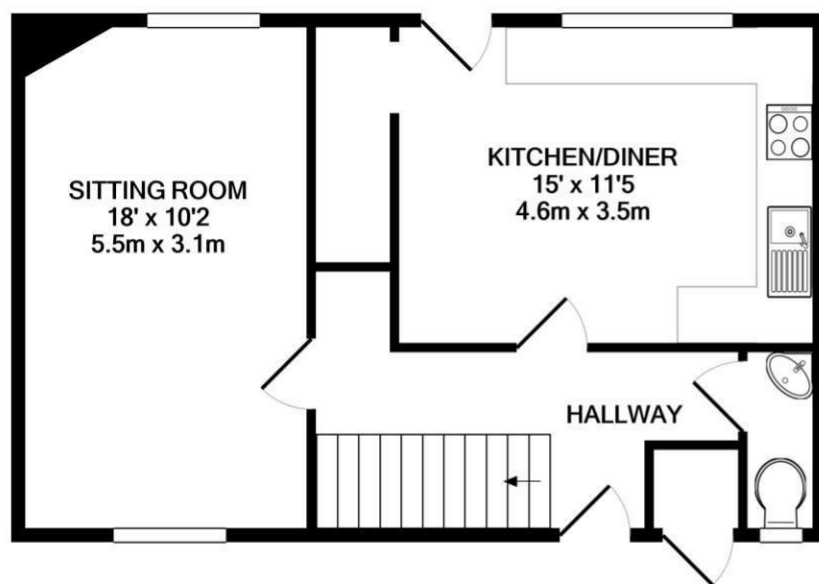
Cadbury House leisure club with celebrity chef restaurant

St Mary's village church

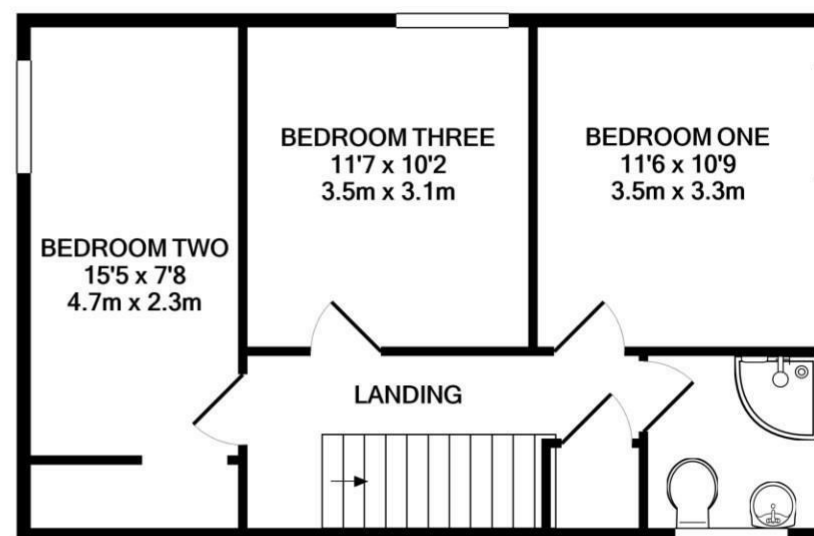
Yatton's mainline railway station

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GROUND FLOOR
APPROX. FLOOR
AREA 502 SQ.FT.
(46.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 506 SQ.FT.
(47.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1008 SQ.FT. (93.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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