

8 Dickenson's Grove Congresbury BS49 5HQ

£350,000

marktempler

RESIDENTIAL SALES





Property Type



How Big

House - Semi-Detached

1104.00 sq ft



Bedrooms



Reception Rooms

3

1



Bathrooms



Warmth

1

Gas Central Heating



Parking



Outside

Off Street & Garage

Front & Rear



EPC Rating



Council Tax Band

D



Construction



Tenure

Traditional

Freehold

We are pleased to present 8 Dickensons Grove, a lovely three bedroom semi-detached family home, ideally located in the heart of this popular village community and within walking distance of local shops and amenities. Much loved by the current vendor, the property is now ready for a new owner to make their mark and offers plenty of potential. The front door opens into a useful porch with a storage cupboard, leading through to the inner hallway. Doors open to a well proportioned lounge, featuring a large window overlooking the front garden and providing a bright and comfortable living space. The hallway continues through to a spacious open plan kitchen/dining room, fitted with a range of wall and base units and offering space for a cooker. Large patio doors overlook and provide access to the rear garden, while an under-stairs storage cupboard adds further practicality. A door leads through to a useful utility area and downstairs WC, with access to both the integral garage and the garden. Upstairs, the property offers three bedrooms, including two generous double bedrooms with fitted wardrobes and a single bedroom, all served by a family bathroom. Outside, the front garden features a resin and gravelled driveway giving access to the single garage, providing off street parking for two vehicles and bordered by mature shrubs. The rear garden is a gardener's delight, planted with an abundance of shrubs, plants and rose bushes, creating a peaceful haven away from busy life.

Congresbury is a thriving village nestled in the North Somerset countryside, offering a strong sense of community and a wide range of local amenities including shops, cafés, pubs and a primary school. The village is ideally located for commuters, with easy access to the A370, the M5 motorway and mainline rail services from nearby Yatton station, providing direct links to Bristol, Bath and London Paddington. Surrounded by scenic countryside and close to the coast, Congresbury is a popular choice for families and professionals alike. 8 Dickensons Grove presents a rare opportunity to acquire a home full of potential in a quiet yet convenient setting.



## Three bedroom family home packed with potential in 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

**UTILITES**  
Mains electric  
Mains gas  
Mains water  
Mains drainage

**HEATING**  
Gas fired central heating

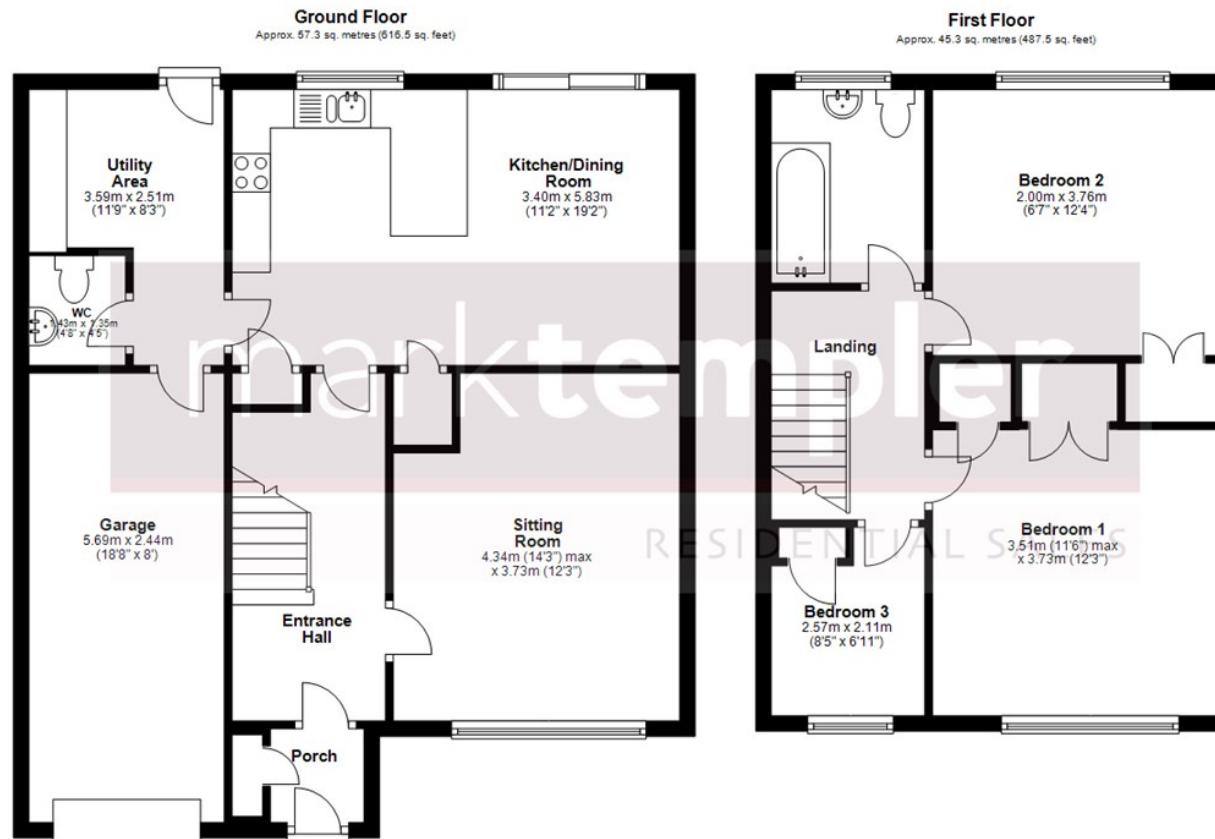
**BROADBAND**  
Ultrafast broadband is available with the highest available download speed 1800 Mbps and the highest available upload speed 220 Mbps.

This information is sourced via checker.ofcom.org.uk, we advise you make your own enquiries.

If an information source is not named, then it has been provided by the sellers of the property and is accurate to the best of knowledge.

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Total area: approx. 102.6 sq. metres (1104.0 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.