

5 Church Court Redhill BS40 5SG

£325,000

marktempler

RESIDENTIAL SALES





PROPERTY TYPE

Semi-detached house



HOW BIG

818.50 sq ft



BEDROOMS

3



RECEPTION ROOMS

2



BATHROOMS

1



WARMTH

uPVC double glazing and electric heating



PARKING

Off street



OUTSIDE SPACE

Front and rear



EPC RATING

D



COUNCIL TAX BAND

C

If you're seeking a well presented three bedroom property in a semi-rural location, with breathtaking countryside views set just a short drive from local amenities, 5 Church Court, Redhill offers the perfect balance of peaceful living and convenience. Set in a small, attractive development, this home is ideal for families, couples or anyone looking to enjoy a quieter pace of life without being remote. The property offers spacious and practical accommodation throughout. Upon entering, you're welcomed by a versatile utility area, perfect for muddy boots and coats after countryside walks. It is fitted with a range of base units for additional storage and has space and plumbing for a washing machine and tumble dryer. A convenient downstairs WC leads off this space. A door then opens into the main hallway, providing access to a well appointed kitchen, complete with a range of neutral base and wall units, tiled splashbacks, a Hoover double oven and induction hob. There is ample room for an upright fridge freezer and dishwasher. The hallway continues through to the open plan lounge/dining room, a light, bright and airy space ideal for relaxing or entertaining. This in turn opens into the conservatory, which enjoys spectacular views over the rear garden and towards the Mendip Hills beyond. Upstairs, the property offers two double bedrooms and a comfortable single bedroom, all served by a stylish family bathroom fitted with contemporary fixtures.

To the front of the property, there is off road parking for several vehicles and a useful storage area to the side. The rear garden has been thoughtfully landscaped, with a patio area ideal for al fresco dining, a lawn, and a selection of mature shrubs and bushes. The view from the garden is truly picture perfect, overlooking open farmland with the Mendip Hills as a stunning backdrop.

5 Church Court is an ideal home for those looking to enjoy countryside living without sacrificing access to key amenities. With its spacious accommodation, beautifully landscaped garden, and outstanding views, early viewing is highly recommended.

Redhill is a highly sought after village situated in an elevated position in the beautiful North Somerset countryside. It has local facilities including church, village hall/social club and recreational field with a children's play area. The nearby village of Wrington offers more comprehensive facilities including shops, a dentist, chemist, vets, church, chapel, public houses, highly regarded primary school and various clubs and societies. Secondary schooling is available at the highly regarded nearby Churchill Academy and Sixth Form Centre. The area around is well known for its beauty and offers a variety of community pursuits within a short drive. Riding, walking, fishing, sailing and dry-skiing are just some of the activities available within a few miles. The village of Redhill is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare, with access to the motorway network at Clevedon (junction 20) and Weston super Mare (junction 21). There is an international airport at Lulsgate and access to a mainline railway station at Yatton.







A beautifully positioned 3 bedroom home with stunning views



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 of nearby Mendip Hills,
an area of outstanding natural beauty

Village Hall / Social Club

Recreational Field & Children's Play Area

Village Church

Close to amenities in Wrington Village

Mainline railway station in nearby village of Yatton

Easy access to Bristol city centre and M5 motorway
network



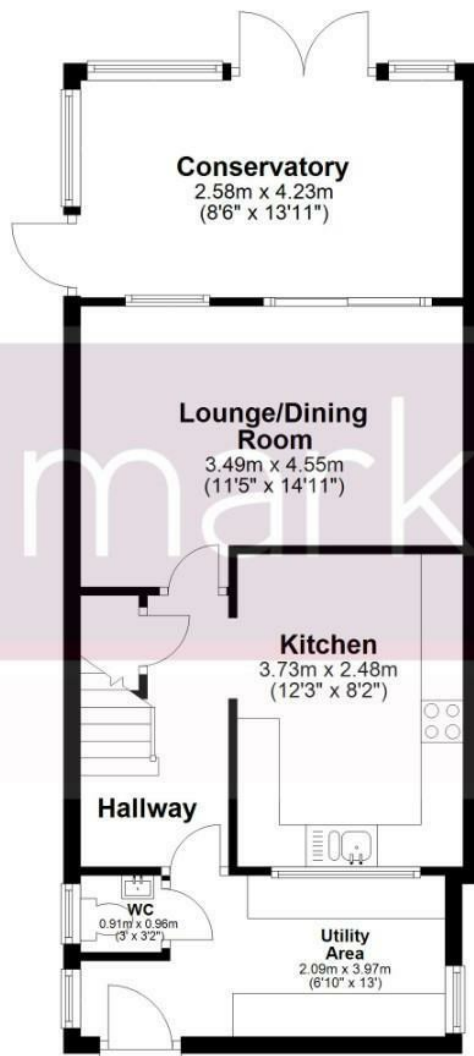
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Ground Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



First Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



Total area: approx. 76.0 sq. metres (818.5 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.