

Brinsea Batch, Congresbury, Bristol, Somerset. BS49 5JP

£750,000 Freehold

FOR SALE



HOUSE FOX
ESTATE AGENTS

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PROPERTY DESCRIPTION

HOUSE FOX ESTATE AGENTS PRESENTS.....***WHO WANTS COUNTRYSIDE LIVING***..Nestled in a picturesque setting in the sought after Congresbury area, with the Mendip Springs Golf club on your door step this exquisite detached 3-bedroom bungalow.

The bungalow is immaculately presented and includes a welcoming lovely size hallway, a large living room with a central fireplace, a bright sunroom with garden views, a formal dining room, a well-appointed kitchen/breakfast room which really is the hub of the house and the place to entertain family & friends, a utility room, and 3 bathrooms for convivence

Electric gates provide access to a spacious driveway leading to a triple garage, all encircled by beautifully landscaped gardens. This exceptional property also features an agricultural tie, oil fired central heating and a septic tank

This really is a rare find property, and we recommend you book a viewing to appreciate all that is on offer

NOTE; The seller would consider doing a part exchange

FEATURES

- WALK THROUGH 360 VIDEO TOUR AVAILABLE
- Detached bungalow
- Agricultural tie
- Triple garage and parking
- 23ft Living room
- Superb 22ft sun room
- Landscaped gardens
- EPC-tbc



ROOM DESCRIPTIONS

Moan front door to the hallway

Hallway:

9.81m x 1.83m (32' 2" x 6' 0") 2 cupboards, double glazed window, laminate flooring, radiator

Living room:

7.25m x 5.07m (23' 9" x 16' 8") Central fireplace, 6 double glazed windows, radiators, 2 sets of sliding doors to the sunroom

Sunroom:

6.98m x 5.07m (22' 11" x 16' 8") Tiled floor, double glazed windows giving views over the garden, double glazed doors to the garden

Dining room:

4.30m x 3.86m (14' 1" x 12' 8") Double glazed window, radiator.

Kitchen/breakfast room:

6.92m x 5.38m (22' 8" x 17' 8") Double bowl sink unit, a wide range of floor and wall units, inset wood burner, double glazed windows, tiled floor, spotlights.

Utility room:

2.70m x 2.47m (8' 10" x 8' 1") Sink unit, a range of floor and wall units, double glazed window, tiled floor, door to the rear garden

Bedroom 1:

4.30m x 3.84m (14' 1" x 12' 7") Sliding double glazed door onto the garden, radiator, doors to the en-suite and walk in wardrobe

En-suite bathroom

Bath, 2 sinks, heated towel rail, low level WC

Walk in wardrobe:

A walk in wardrobe for all your clothes

Bedroom 2:

6.89m x 3.46m (22' 7" x 11' 4") 4 double glazed windows, 2 radiators, sliding double glazed doors to the garden

Bedroom 3;

3.86m x 3.25m (12' 8" x 10' 8") Radiator, double glazed window

Bathroom 1:

Free standing bath, separate shower cubicle, wash hand basin, low level WC, heated towel rail, double glazed window

Bathroom 2:

Shower cubicle, wash hand basin, low level WC, heated towel rail, double glazed window

Gardens:

Around the bungalow, you have beautifully maintained gardens, with patio areas, lawn areas, mature plants, hedgerow and flowers

Triple garage and parking:

The electric gates open on to the driveway, that provides ample parking and leads to the TRIPLE GARAGE

IMPORTANT NOTE

The seller has lived at the property for 20 years, and we must point out there is an agricultural tie, so please check with your lender, they are happy to lend you a mortgage if required

PART EXCHANGE

The seller has also said, he is willing to look at doing a part exchange on the property if required



FLOORPLAN & EPC

