



**Kent Road  
Congresbury  
Bristol  
Somerset  
BS49 5BD**

**Offers in Excess of £489,000**

**bettermove**

# Kent Road Bristol

Bettermove are proud to present this recently refurbished 5 bedroom semi-detached cottage in Congresbury available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available. The council tax band is E.

The property is tenanted by students at the Langford veterinary college until July 2025 and rental yields can be obtained through Bettermove.

The interior of this well presented property comprises two spacious reception rooms which can be used as additional rooms to let, two bedrooms, bathroom and fitted kitchen on the ground floor. The first floor consists of 3 double bedrooms and the family bathroom. The exterior boasts a large south facing rear garden, perfect for enjoying the summer months.

Located in the sought after village of Congresbury, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M5, the A38 and many local buses.

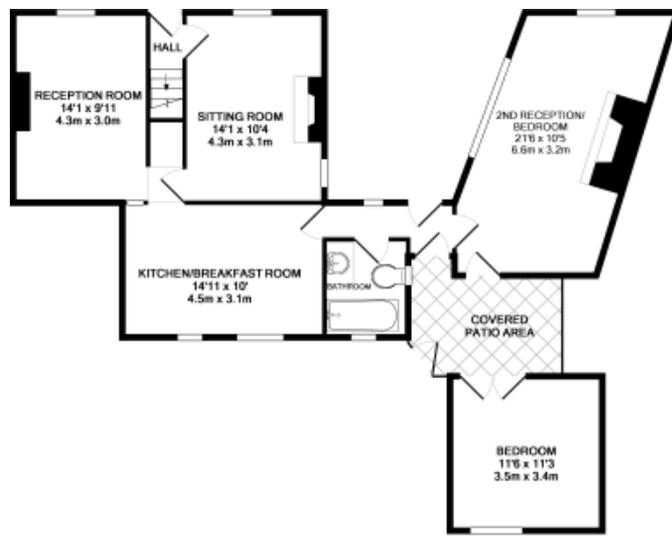
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1532 SQ.FT. (142.3 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.  
Made with Metagix G2017

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>82</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>63</b>               |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |



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