



## First Floor Flat

First Floor Flat, 20 Sheppys Mill, Congresbury, North Somerset, BS49 5BY

Price: £125,000

- Well presented first floor apartment
- Select development for the over 60's
- Central Village location close to excellent amenities
- Two bedrooms
- Attractive dual aspect living room
- Allocated off street parking

An attractive first floor apartment available solely for purchasers over 60 that occupies a most convenient position close to the amenities of Congresbury and nearby Cadbury Garden Centre

01934 862370  
www.debbiefortune.co.uk

debbie fortune



# Sheppys Mill, Congresbury, BS49 5BY

## DESCRIPTION

20 Sheppy's Mill is a smart modern triple aspect apartment which shares an entrance with just three further properties which are all situated off a well-maintained entrance hallway. The apartment occupies a supremely convenient position to benefit from the many varied amenities of Congresbury as well as local footpaths, transport routes/bus stop plus nearby Cadbury Garden centre. It's first floor position allows the apartment to enjoy excellent natural light, whilst also offering the additional security of being able to be able to lock up the doors and leave for an extended period of time.

Internally the property comprises, a spacious dual aspect living room with plenty of space for a dining/breakfast table, well equipped kitchen with plenty of storage cupboard, shower room which has been recently renovated with a corner shower, smart white sanitaryware and chic contemporary tiling. There are two bedrooms, the first being a well proportioned double room with fitted wardrobes, whilst the second bedroom is a single room for visitors or perhaps a hobby room/study. There is also a useful storage cupboard in the inner hallway for the vacuum cleaner and ironing board.

The property is offered to the market with an allocated parking space (further visitor's parking is also available), electric heating, plus the benefit of no onward chain. An added bonus of this property is that pets are allowed.

## SITUATION

Situated with good access to local amenities and surrounded by beautiful North Somerset countryside, Congresbury ([www.congresbury-somerset.org](http://www.congresbury-somerset.org)) is a bustling village with facilities usually reserved for a larger town. These include; a variety of shops, supermarket, doctor, chemist, church, library, three public houses, a well-supported primary school and pre-school plus various clubs and societies. Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre ([www.churchill.n-somerset.sch.uk](http://www.churchill.n-somerset.sch.uk)) which benefits from a modern sports complex, and transport for local children provided daily. There are also schools at Bristol, Backwell, Wraxall and Chew Magna. The area around is well known for its beauty and offers a variety of community pursuits within a drive. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles. The village of Congresbury is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare on the A370 and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and access to a mainline railway station at Yatton.

## DIRECTIONS

From the main traffic lights in Congresbury proceed North on Bristol Road in the direction of Cleeve & Backwell. At the smallway traffic lights take the right hand lane and turn right into the smallway where Sheppy's Mill can be found immediately on your right.

## PROPERTY DETAILS

**LIVING ROOM** 17' 5" x 11' 8" (5.31m x 3.56m)

**KITCHEN** 8' 4" x 7' 0" (2.54m x 2.13m)

**BEDROOM ONE** 11' 3" x 10' 7" (3.43m x 3.23m)

**BEDROOM TWO** 7' 11" x 6' 11" (2.41m x 2.11m)

**SHOWER ROOM** 8' 7" x 5' 5" (2.62m x 1.65m)

## Floor Plan

GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 536 sq. ft. (49.8 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, the measurement of areas, volumes, rooms and any other items are approximate and the responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and does not constitute a contract. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or efficiency. Call for details.  
Made with Housify 1/2021

EPC rating TBA

**We have noticed ...** This is a sensibly price and well presented apartment in a popular over 60's development. Perfect for retired or semi retired person(s) to enjoy the excellent convenient amenities the village has to offer plus the outdoor lifestyle, riverside walks and great transport links that make Congresbury so popular.

**Our vendor says ...** My parents lived very happily at this property for 20 years - They made good friends and enjoyed the local pub The Olde Inn for excellent meals. The maintenance and upkeep of the grounds and window and exterior painting etc of the building was bonus for them in later years.

Debbie Fortune Estate Agents, High Street, Congresbury, BS49 5JA

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2. No person in the employment of or agent of or consultant to Debbie Fortune estate agents has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. Measurements, areas and distances are approximate, floor plans and photographs are for guidance purposes only and dimensions, shapes and precise locations may differ. 4. It must not be assumed that the property has all the required planning or building regulations consent and that appliances referred to in the details are in safe and working order.

