



7 Well Park

Congresbury, Bristol

A 3 bedroom terraced home with great potential, backing onto woodland in a quiet no through road in Congresbury

Council Tax band: C | Tenure: Freehold

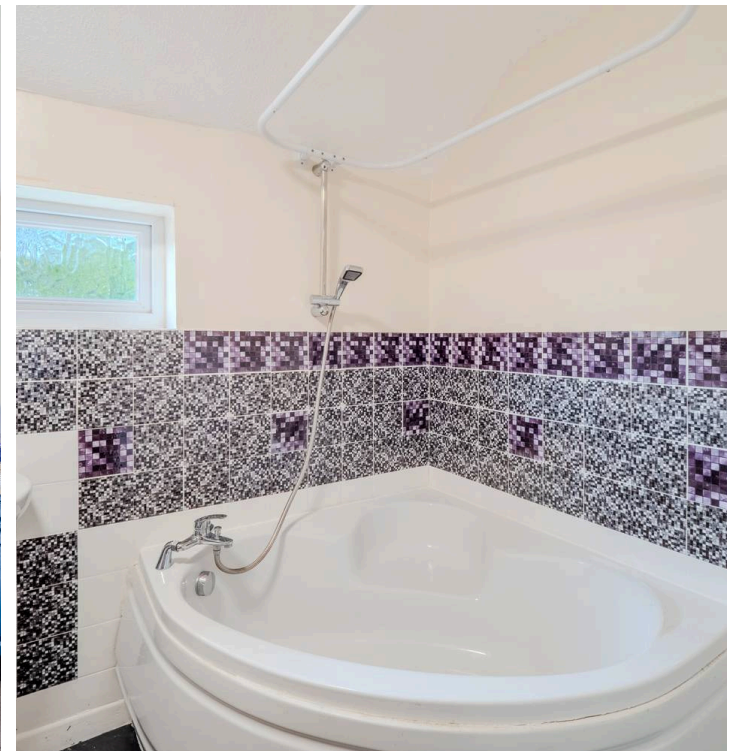
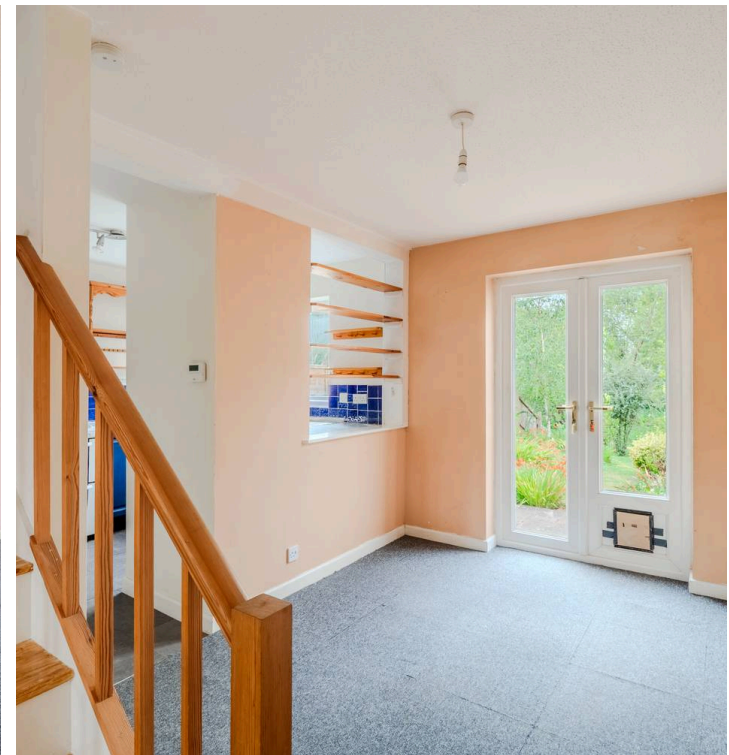
EPC Rating: C | All Mains Services

- 3 Bedroom terraced home
- Approx. 798 Sq.ft accommodation
- No onward chain
- Overlooking woodland
- Garage and off street parking
- Popular location in a quiet road on the edge of Congresbury village
- Within catchment area for well regarded primary and secondary schools
- Close proximity to mainline railway/M5/Bristol Airport

Offered to the market with no onward chain, this three-bedroom home presents an exciting opportunity for buyers looking to put their own stamp on a property. In need of some modernisation, the house is priced accordingly and offers generous living space, a private rear garden, and a peaceful woodland backdrop.

A small pathway leads up to the front door, complemented by a side glass panel that brings additional light into the entrance. Upon entry, a practical porch provides space for coats and shoes before stepping into the spacious lounge, which enjoys a front-facing aspect.

The wooden staircase is centrally located and leads to a generous landing with a built-in corner cupboard and further shelving.





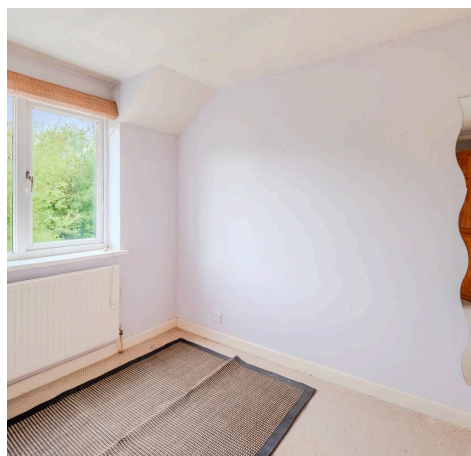
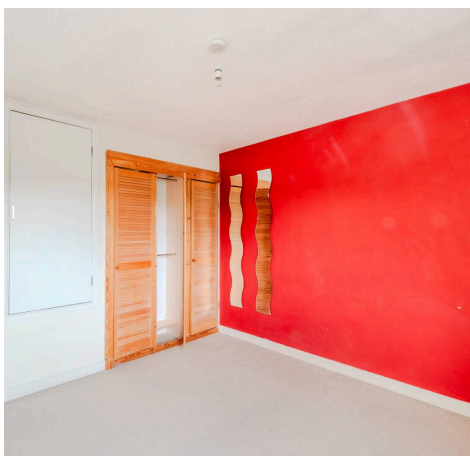
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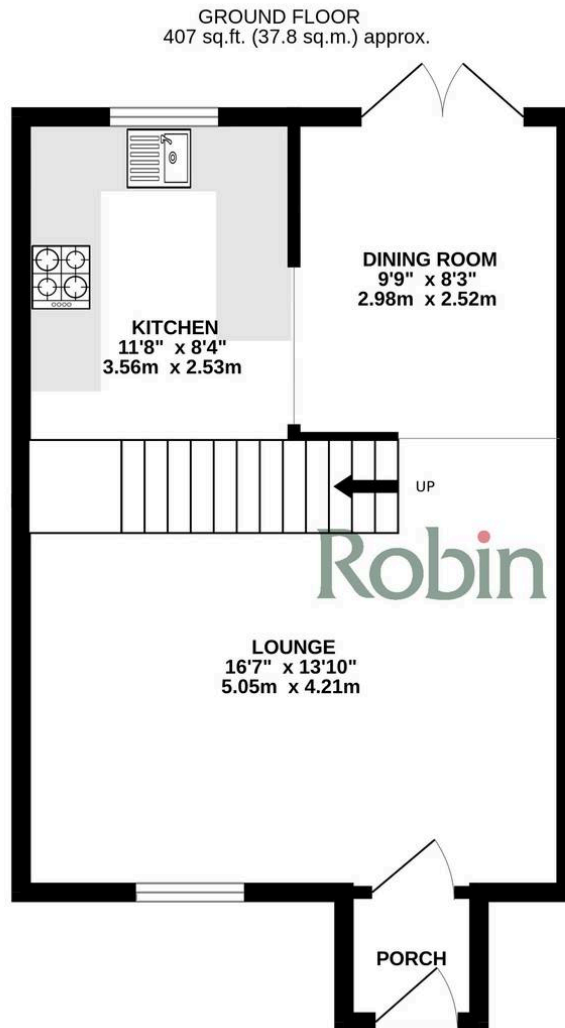
Congresbury, Bristol

Upstairs, there are three bedrooms – two comfortable doubles, both with fitted wardrobes, and a single bedroom ideal for a child's room or home office. The main bedroom also benefits from a built-in cupboard housing a newly installed Vaillant boiler. The bathroom is a great size and includes a white suite with a corner bath and shower over, a separate shower cubicle with a brand new electric shower, and plenty of space for further customisation.

Outside, the front garden is laid to lawn with established shrubs. The rear garden features a patio area, a lawn with mature planting, and a timber shed. It offers a high degree of privacy and enjoys a lovely, leafy outlook with no properties behind – just woodland. The property also benefits from a garage with off-road parking in front, offering convenient and secure storage or parking.

Location Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton station, just 2 miles distant. There is easy access to the M5 motorway at Clevedon and St. Georges. The surrounding countryside provides a wide range of activities. The friendly village includes a variety of independent shops and businesses along with cafes, pubs and restaurants and leisure facilities.





TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.

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.
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