



7 Sheppys Mill

Congresbury, Bristol

A well-presented two-bedroom home in a peaceful over-60s development in Congresbury, featuring a conservatory, private garden, modern kitchen, two bathrooms, and allocated parking.

Council Tax band: C

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

All Mains Services

- Two double bedrooms, both with fitted wardrobes
- Newly fitted modern shower room
- Bright sitting/dining room with dual aspect light
- Conservatory providing additional year-round living space
- Well-equipped kitchen
- Private rear garden
- Allocated parking space
- Quiet, over-60s development with a friendly community feel
- Communal gardens professionally maintained by management company
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)







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Congresbury, Bristol

Set within a well regarded and peaceful development for the over-60s in the heart of Congresbury, this well presented two bedroom terraced home offers comfortable and low maintenance living, with the added benefit of a private garden and conservatory. The property is ideally located within easy reach of the village centre and nearby transport links, and enjoys all the communal advantages of this managed development, including maintained shared gardens and an allocated parking space.

A welcoming entrance hall leads directly ahead to the ground floor shower room, which includes a walk-in shower, WC and wash basin.

To the right, a glazed door opens into the spacious sitting/dining room, a bright and generous space that spans the depth of the property. A feature electric fire with surround creates a cosy focal point to the room, while a window to the front and patio doors to the rear fill the space with natural light.

At the rear of the sitting room, sliding doors lead into a delightful conservatory, a tranquil spot to relax in all seasons, with ample space for comfortable seating and a view over the rear garden.

The kitchen is accessed directly from the main reception room and is fitted with a range of attractive shaker-style units. It offers excellent storage and workspace and is equipped with a full range of integrated appliances, including a fridge/freezer, separate freezer, washer/dryer, Neff electric hob, Neff eye-level oven, and a Neff combination microwave/oven. A window to the rear provides plenty of natural light.



Upstairs, the bright landing provides access to two well proportioned double bedrooms, both featuring fitted wardrobes. A newly fitted modern bathroom serves the upper floor and includes a large shower, a white suite, and a chrome heated towel rail. An airing cupboard on the landing provides additional useful storage.

Outside

The conservatory opens onto a small, private rear garden, fully laid to patio, providing a pleasant and low maintenance space to enjoy the outdoors. As with all properties on this development, the wider communal grounds are professionally maintained, creating a well-kept and peaceful environment throughout the year. The home also benefits from one allocated parking space.

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 including glorious walks on the doorstep, riding, golf, sailing, fishing and an outdoor pursuits centre, all within easy reach. The friendly village includes a variety of independent shops and businesses along with cafes, pubs and restaurants and leisure facilities. Educational opportunities are very good, with primary schooling within the village and secondary education at the well-regarded Churchill Academy and Sixth Form.

(All distances/times approx.)

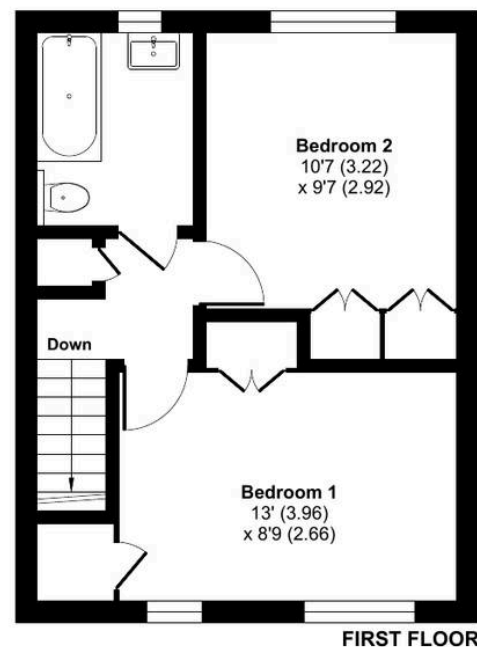
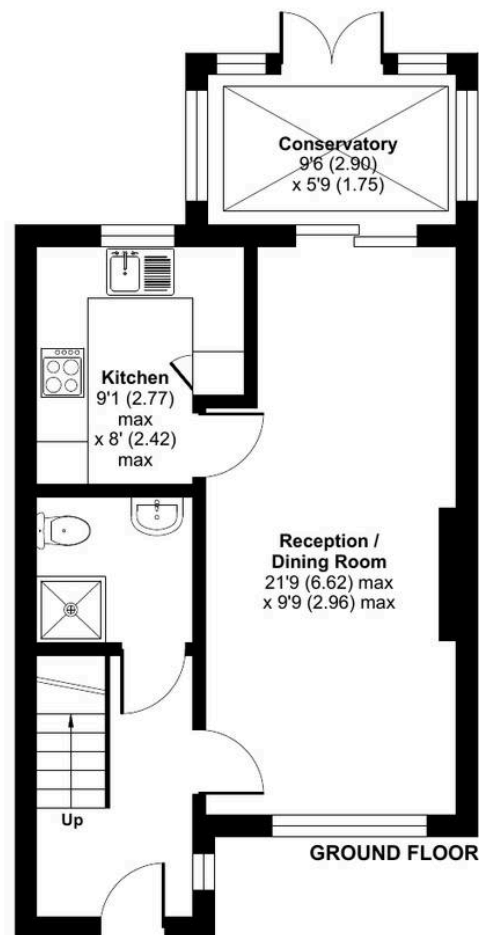




Sheppys Mill, Congresbury, Bristol, BS49

Approximate Area = 782 sq ft / 72.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robin King LLP. REF: 1355193

Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • post@robin-king.com • www.robin-king.com/

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