



FOR SALE

- Semi-detached house
- Kitchen/breakfast room
- Living room
- Three bedrooms & bathroom
- Views to the Mendip Hills
- Total floor area approx 849 sq ft
- Front & rear gardens, off street parking

15 Church Court,
Redhill, North Somerset BS40 5SG

Guide Price £180,000

DESCRIPTION

Ideal property for first time buyers. Spacious accommodation with parking and manageable gardens.

SITUATION

Redhill is a small village conveniently located for the A38 with an active village hall and church and farm shop. Nearby Wrington provides local shops, a primary school and playschool. Secondary schooling is available at nearby Churchill. There are private schools in Bristol (11 miles) and Sidcot. There is easy access to the M5 at Clevedon and Weston-super-Mare (J20 and J21). Bristol International Airport is within 3 miles and access to a mainline railway station at Yatton is approximately 4 miles.

ACCOMMODATION

The accommodation comprises entrance hall leading to the kitchen/breakfast room and the living room which has a door to the rear garden. Stairs from the hallway lead to the first floor with three bedrooms and a bathroom. There is a storage cupboard under the stairs and an outside storage cupboard to the left of the front door.

Hallway: 3.64 x 1.90 Kitchen: 2.50 x 3.69
Living room: 4.53 x 3.48 Bed 1: 2.28 x 1.97
Bed 2: 2.47 x 3.29 Bed 3: 3.73 x 2.69
Bathroom: 2.73 x 1.72

OUTSIDE

The front garden is laid to lawn and has a central pathway from the road to the front door. The parking is accessed from the cul-de-sac at the rear of the property and pedestrian access from the front of the house. The rear garden is fenced and has a pedestrian gate access.

IMPORTANT INFORMATION

Please note that the vendor is in joint ownership of a Housing Association and repossession company and there will be the necessity for there to be a simultaneous exchange and completion of the Freehold and the Leasehold elements. The Buyer will ultimately own the complete Freehold.

Ref: 26272/1

Date: 01/07/2026

VIEWINGS

Strictly by appointment with the Agents: David James 01934 864300

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

PLANS AND PARTICULARS The sale plan has been prepared from the OS Map with the sanction of HMSO and has been amended as necessary for the purpose of this sale. Crown Copyright Reserved. Licence No. 100003612. Both plan and particulars are believed to be correct but they do not constitute any part of any offer or contract and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of each of the statements contained in these particulars as all such statements are made without responsibility on the part of David James or the vendor or his solicitor.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

