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THE CROFT, 45 BISHOPS ROAD, CLEEVE, BS49 4NQ

Substantial detached bungalow sitting in a plot of over 1/3rd of an acre

Suitable for dual occupation with annex having independent access (or could be utilised as family accommodation)

Further potential to extend into the loft space to create a master suite (permission already granted)

Sitting/dining room with French doors on to the garden

Master bedroom with ensuite shower room and fabulous views and further double bedroom, also with views

Family bathroom

Kitchen/breakfast room with country feel

Utility room and downstairs cloakroom

Annexe accommodation with sitting room and double bedroom, plus kitchenette and bathroom

Double garaging with office/bedroom above plus ample parking

Garden room and extra garage storage

Magnificent south facing rear garden backing on to countryside

This versatile property, with predominately ground floor accommodation, sits in a generous plot of over 1/3rd acre and would lend itself to a variety of lifestyles and family arrangements. There is an integral annex which also has independent access, this area could of course be used as family accommodation. There is currently a large office/bedroom to the first floor plus planning permission to create a master suite with dressing room and ensuite facilities if required. The extensive south facing rear garden is beautifully landscaped and overlooks fields.

Double doors lead into the porch, then through into the lovely light hallway. Off to the left, you will find the 'bedroom wing', with the master bedroom with extensive fitted wardrobes and ensuite shower room and gorgeous views over the garden and countryside beyond. Next along is a further double bedroom, also with views. There is also a generous family bathroom at this end of the bungalow.

Back through the hall you come to the beautifully light and bright sitting/dining room with gas fire set into an attractive fireplace and French doors lead you out into the garden.

The kitchen/breakfast room is well fitted and has a country feel. There is plumbing for a dishwasher and built-in double oven and hob. There is a downstairs cloakroom, which also houses the boiler.

Continue through to the utility room/rear lobby, where there is plumbing for washing machine and space for a tumble dryer plus plenty of storage and doors into the double garage and to the rear garden.

The remainder of the ground floor is currently used as an annexe with a sitting room with electric fire and the beautiful outlook over the garden and countryside beyond. There is also a kitchenette area. A double bedroom and spacious bathroom complete the accommodation at this end of the ground floor.

Stairs from the rear lobby lead up to the spacious first floor room, currently used as an office, though could equally be an additional double bedroom.





The property sits in a plot of over 1/3rd of an acre with double electric gates leading into the extensive parking area. The single garage you first see is split into storage and a garden room on to the rear garden, there is now a newer double garage. The front garden is a delight with colourful flower and shrub beds and borders, all screened from the road by hedging. There is gated access through to the rear garden, which again is a delight, beautifully landscaped with colourful beds and borders and a manicured lawn. The garden room offers shelter to still enjoy the garden on inclement days. There are far reaching country views to sit and enjoy on the terrace. Tucked away is a vegetable plot, shed and greenhouse and space behind the garage for the washing line.

The village of Cleve has a range of facilities including general store/newsagents, hairdressers, takeaway and restaurant. There is a primary school in Claverham and secondary schooling at Backwell. A public transport service runs to and from Bristol, Weston-super-Mare and Clevedon where there is an M5 motorway access point to London and the Midlands. There is a mainline railway station and a greater range of shopping facilities at Yatton approximately 1½ miles distant.

Important Notice:

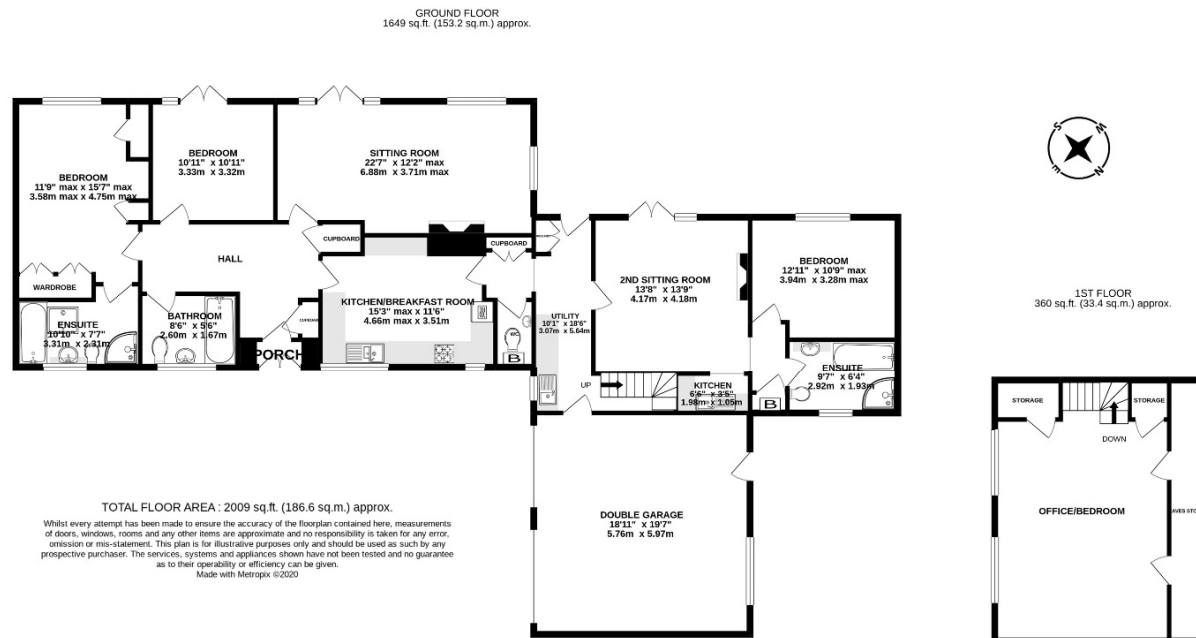
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



DIRECTIONS – From Robin Kings Office in Congresbury, turn right at the traffic lights and proceed into the A370, continue for approximately one and a half miles, enter the village of Cleeve, continue over Rhodyate Hill, then take the left turn into Bishops Road where the property will be found to the left hand side just as the road bends round to the left.

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band E £2,173.59 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



Energy Performance Certificate

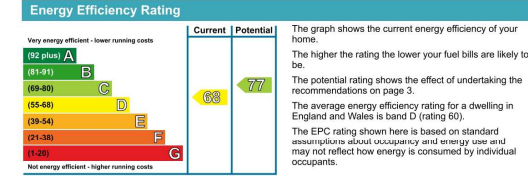
45, Bishops Road, Cleeve, BRISTOL, BS49 4NQ
 Dwelling type: Detached bungalow
 Date of assessment: 03 August 2020
 Date of certificate: 04 August 2020
 Reference number: 8000-6628-6630-8867-0206
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 178 m²

- Use this document to:**
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,762
Over 3 years you could save	£ 447

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 594 over 3 years	£ 321 over 3 years	
Heating	£ 2,844 over 3 years	£ 2,670 over 3 years	
Hot Water	£ 324 over 3 years	£ 324 over 3 years	
Totals	£ 3,762	£ 3,315	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £5,000	£ 210
2 Low energy lighting for all fixed outlets	£130	£ 237
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,089

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.