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Gold
**The Negotiator
AWARDS 2014**
Regional Agency
of the Year: South West

Robin King | Estate Agents

1 Wrington Mead, Congresbury, BS49 5BH

Detached home in village location

Recently refurbished

Close to country walks and village amenities

3 Bedrooms

Sitting room with an open fire

Second reception room which could be an additional bedroom

Enclosed back garden

Garage and parking

Wonderful Congresbury location

'Outstanding' Churchill school catchment area

No onward chain

1 Wrington Mead is a spacious detached family home in the sought after village of Congresbury and in walking distance of village amenities. The property has been recently refurbished in a neutral palette.

Entering the property through the porch you will find yourself in the hallway. The parquet flooring guides you into the downstairs second reception room immediately to the right. The second reception room could be used for many purposes such as, a dining room, play room, snug or an additional bedroom.

Further up the hallway to the right is the newly fitted shower room. Opposite this room is the spacious kitchen. This has been newly fitted cream units with built-in cooker and space for washing machine and dishwasher. A side door from the kitchen takes you into a very spacious sun room with large windows overlooking the very pretty rear garden. The sun room has been previously used as a home office and is full of light.

At the very end of the hallway is the sitting room. The sitting room also has very large windows overlooking the garden, beautiful parquet flooring and has a wonderful open fire which is a lovely feature.

Stairs from the hallway take you to the first floor where you can find the 3 bedrooms. The master bedroom has a large cupboard which is currently used as a wardrobe. The second bedroom and third bedroom also have built in wardrobes. At the top of the stairs is a large airing cupboard and a family bathroom with a separate toilet, both of which have been newly fitted.





To the front of the property is a very pretty garden area. To the side of the front garden is the driveway offering parking for up to 2 cars. The driveway is in front of the single garage which has an up and over door. To the rear of the property is the beautiful garden. With mature shrubs and trees, including apple tree. This garden is a haven for wildlife and there is side access through to the front garden.

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, just 2 miles distance. There is easy access to the M5 motorway at Clevedon and St. Georges. The countryside around offers hosts of activities including glorious walks on the doorstep, riding, golf, sailing, fishing and outdoor pursuits centre, all within easy reach. The friendly village contains a variety of independent shops and educational opportunities are very good with Primary schooling within the village and secondary education at the Outstanding Churchill Academy and Sixth Form.

Important Notice:

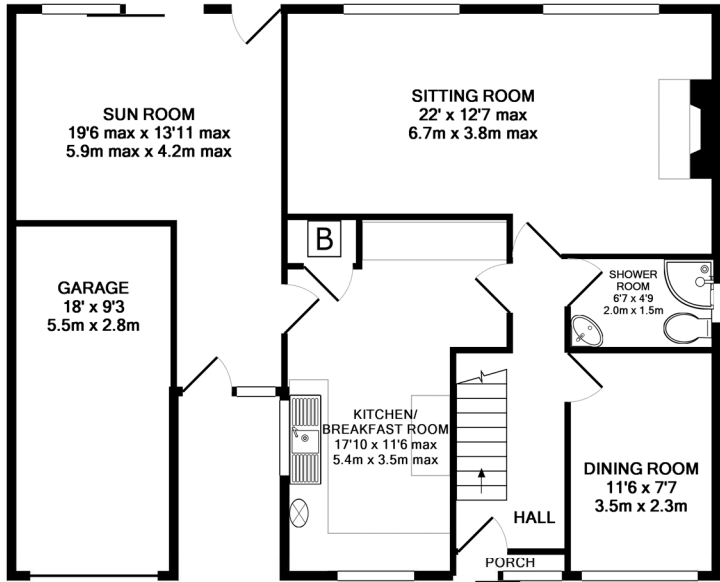
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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



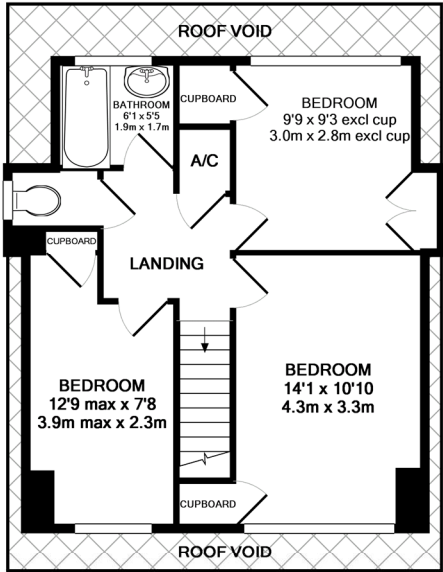
DIRECTIONS – From the Robin King offices, turn right at the traffic lights. Take the right turn onto Kent Road. At the end of Kent Road take the right turn onto Wrington Lane. Take the first left turning onto Wrington Mead and the property can be found on the left.

SERVICES – All mains services

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band E £2,218.86 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1366 SQ.FT. (126.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Certificate HM Government

1, Wrington Mead, Congresbury, BRISTOL, BS49 5BH

Dwelling type: Detached house
Date of assessment: 03 April 2019
Date of certificate: 04 April 2019

Reference number: 0312-2847-7648-9601-4285
Type of assessment: RdSAP, existing dwelling
Total floor area: 137 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: £ 5,592

Over 3 years you could save £ 2,814

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 501 over 3 years	£ 252 over 3 years	You could save £ 2,814 over 3 years
Heating	£ 4,782 over 3 years	£ 2,349 over 3 years	
Hot Water	£ 309 over 3 years	£ 177 over 3 years	
Totals	£ 5,592	£ 2,778	

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.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 400
Potential: 77

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 381
2 Room-in-roof insulation	£1,500 - £2,700	£ 968
3 Internal or external wall insulation	£4,000 - £14,000	£ 288

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT