



6 COBTHORN WAY, CONGRESBURY, BRISTOL, BS49 5BJ

Beautifully presented extended home in this popular village

Much loved family home, stylishly improved

Spacious light and bright

Two separate sitting rooms

Family kitchen/dining room, also with space to sit

Utility room

Downstairs shower room

Impressive master bedroom with ensuite and Juliet balcony

3 further bedrooms and family bathroom

Rear garden backing on to countryside

Garage and parking

No onward chain

'Outstanding' Churchill School catchment

This extended home is a real surprise when you step inside as the true size and style cannot be appreciated from its exterior. This light and bright family home has been cleverly extended to provide well laid out accommodation, perfect for a sociable family life. Congresbury is ideally situated for those wishing to commute to Bristol.

The front door leads into the light and bright hallway, with its practical and stylish laminate flooring and a boiler cupboard. There is a sitting room to the right which overlooks the front and has oak fitted display cupboards. At the end of the hallway is a shower room.

To the left is a second sitting room with contemporary style electric fire and laminate flooring and overlooking the front garden. This room leads through to a stylish extension to the rear with a gorgeous outlook over the garden and countryside beyond. This is a great family space with room to sit, eat and cook, with a 'Fieldhouse' kitchen with oak units and granite worktops. There is a built-in double oven and 5-ring gas hob, integrated dishwasher and island unit plus space for an American style fridge/freezer. A utility room has plumbing for washing machine and space for a tumble dryer and fridge/freezer. There is access from here to the garage and rear garden.

Stairs from the hall lead to the first floor landing, off which there are four spacious bedrooms and a family bathroom with shower over bath. To the rear is a stunning master bedroom with Juliette balcony, hand crafted "Fieldhouse" wardrobes and dressing table and an ensuite shower room.





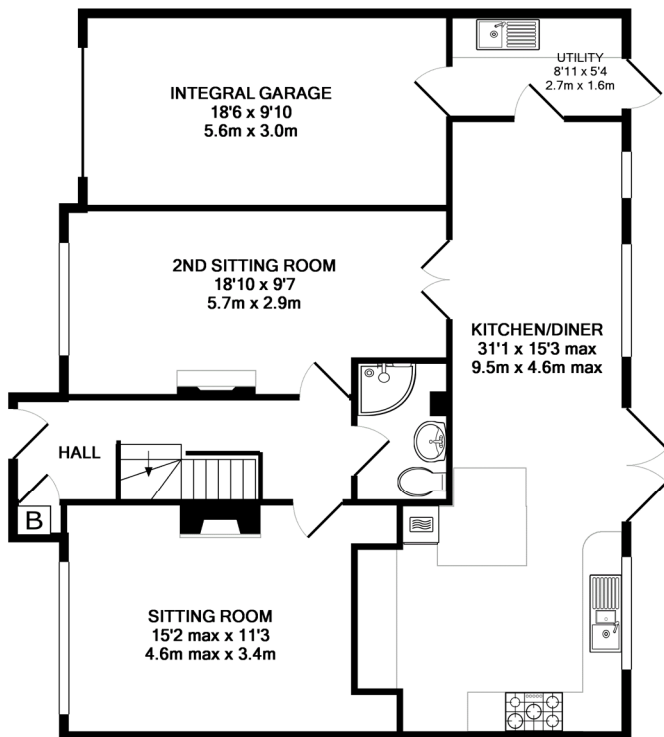
To the front there is a block paved frontage, providing plenty of parking and a garage plus a lawned area. To the rear, the lawned garden also has a decked area with views over open countryside, paved terrace and a shed.

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.

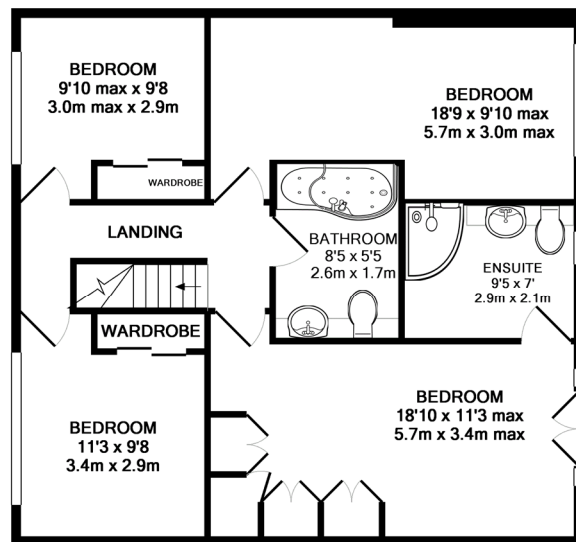


Important Notice:

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



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1660 SQ.FT. (154.2 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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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, then right into Cobthorn Way where the property will be found to the left hand side.

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band E £2,136.66 (2019/20) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate

6, Cobthorn Way, Congresbury, BRISTOL, BS49 5B

Dwelling type: Detached house Reference number: 8108-4556-1629-1807-7113
 Date of assessment: 05 September 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 06 September 2019 Total floor area: 156 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:	£ 3,648
Over 3 years you could save	£ 321

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 438 over 3 years	£ 279 over 3 years	
Heating	£ 2,892 over 3 years	£ 2,730 over 3 years	
Hot Water	£ 318 over 3 years	£ 318 over 3 years	
Totals	£ 3,648	£ 3,327	

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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 Floor insulation (suspended floor)	£800 - £1,200	£ 183
2 Low energy lighting for all fixed outlets	£65	£ 135
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,023

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.

1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT