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McCORKINDALE, NEW ROAD, CHURCHILL, BS25 5NW

Well planned and spacious accommodation of some 1,755 sq ft

Easy access to Bristol via A38

Sitting room with gas fire

Separate dining room

Spacious conservatory

Kitchen/breakfast room plus utility room

Downstairs cloakroom

4 bedrooms including master with ensuite

Large family bathroom

Double garage and plenty of off-street parking

'Outstanding' Churchill School catchment area

This wonderful 4 bedroom detached home is set well back from the road in a generous plot with plenty of off-street parking and a double garage. It is an ideal family home, with a generous garden and within easy walking distance of the outstanding Churchill School. The accommodation of some 1,755 sq ft flows well and offers plenty of versatile space.

The storm porch gives access to the large entrance hallway, which is a welcoming space with a downstairs cloakroom off. The spacious sitting room overlooks the front of the house and has a fireplace inset with a gas fire in an attractive surround. There are French doors on to the front garden and glazed double doors through the dining room, which in turn leads through to the large brick and double-glazed conservatory, which adds useful family space.

The kitchen is fitted with an excellent range of units and there is a built-in oven and hob, plus plumbing for dishwasher and a space for an upright fridge/freezer. The utility room is equally well fitted and has an access door out on to the rear garden. There is engineered oak flooring throughout the kitchen, utility and downstairs cloakroom.

To the first floor, there are 4 bedrooms, which include a superb master bedroom with ensuite shower room/dressing room with fitted wardrobes. The loft accessed by a loft ladder is fully boarded and carpeted.

The property enjoys a lovely rural aspect to the rear and the garden is beautifully landscaped with an abundance of colour. The spacious terrace beyond the conservatory provides a wonderful place for alfresco dining or to simply to sit and enjoy the garden.





To the front there is a double garage that has a separate fused consumer unit, which would facilitate adding a car charging box, and there is plenty of off-street parking.

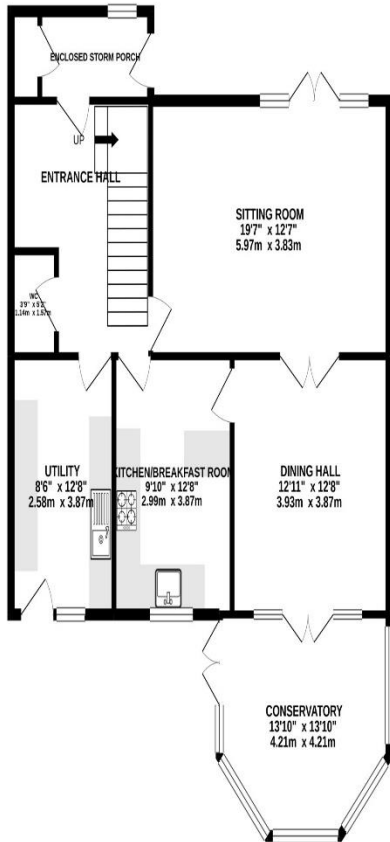
Churchill offers local shopping and social facilities including a 24-hour petrol station and mini-market and the nearby villages of Congresbury and Winscombe have a more comprehensive range of shops. There is a large, modern medical practice in the village. Primary schooling is available close by and the excellent Churchill Academy and Sixth Form with its adjoining sports complex is only a short walk away. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and there are two M5 motorway access points, at Clevedon and St.Georges and easy access to the M32 and M4 for travelling to London. Bristol International airport is just 7 miles distant along the A38. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses.



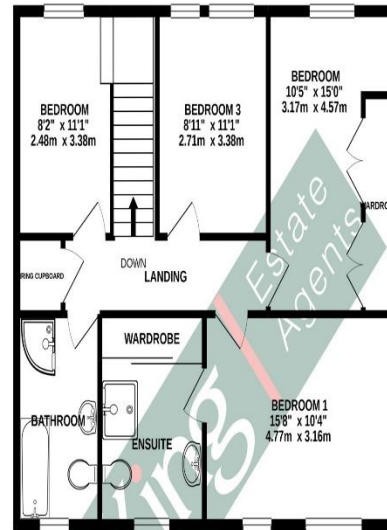
Important Notice:

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

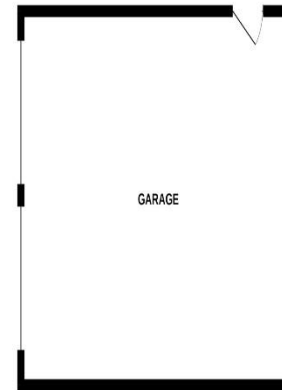
GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



1ST FLOOR
785 sq.ft. (72.9 sq.m.) approx.



GARAGE



TOTAL FLOOR AREA : 1755sq.ft. (163.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 – on leaving Robin King’s office in Congresbury, turn right on to the High Street and continue along the road towards Langford. Go through Congresbury, out of the village and continue to the mini roundabout, turn right then right again on to the A38, continue to the traffic lights, go straight ahead and the property will be found shortly to the left hand side.

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band F £2,504.30 (2019/20) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate

McCorkindale, New Road, Churchill, WINSCOMBE, BS25 5NW

Dwelling type: Detached house Reference number: 8561-7329-6300-3256-6996
 Date of assessment: 16 January 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 22 January 2019 Total floor area: 148 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:	£ 2,877
Over 3 years you could save	£ 468

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 273 over 3 years	You could save £ 468 over 3 years
Heating	£ 2,205 over 3 years	£ 1,887 over 3 years	
Hot Water	£ 399 over 3 years	£ 249 over 3 years	
Totals	£ 2,877	£ 2,409	

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

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	£ 216
2 Solar water heating	£4,000 - £6,000	£ 138
3 High performance external doors	£3,000	£ 111

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

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.