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## 15 MAIN ROAD, CLEEVE, BRISTOL, BS49 4NS

**Traditional detached 1930's bungalow**

**Private, secluded rear garden**

**Car port and driveway parking**

**Immaculate two bedroom accommodation**

**Well fitted kitchen/dining room**

**Elegant sitting room with bay window**

**Conservatory**

**Modern shower room**

**Gas central heating and uPVC double glazing**

This traditional 1930's bungalow has a charming feel and is light and bright with its bay windows. The property is ideally situated for transport links as it is close to a bus stop for travel into Bristol or Weston. There is a beautiful enclosed rear garden plus a carport and driveway to the front.

The front door leads into the hallway, and off to the right is a spacious double bedroom with bay window overlooking the front garden. The second bedroom is at the rear of the bungalow, overlooking the garden and is currently used as a study.

To the left is a large sitting room with electric fire set into an attractive fireplace, and also with a bay window overlooking the front. This room leads through to the kitchen/dining room which is fitted with modern units and has a built-in oven and hob plus plumbing for a slimline dishwasher and space for fridge/freezer.

A garden room has plumbing for a washing machine and a lovely outlook over the garden. The modern shower room has a large walk-in shower, plus wash hand basin and W.C. in a modern vanity unit.







There is a gated driveway leading to a carport and well maintained and private front garden. The rear garden has decked areas and patio, lawn and flower and shrub borders, is enclosed and not overlooked. A side-way has 2 sheds and access back through to the front of the property.

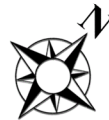
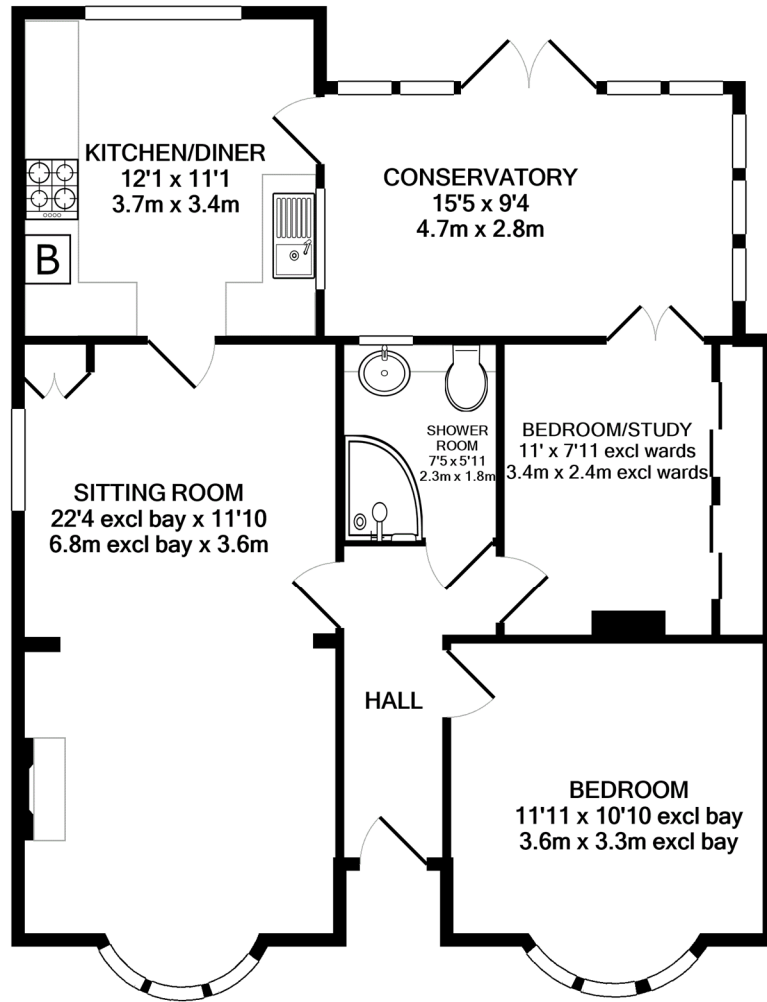
The village of Cleve has a range of facilities including general store/newsagents, hairdressers, takeaway and restaurant. There is a primary school in Claverham and secondary schooling at Backwell. A public transport service runs to and from Bristol, Weston-super-Mare and Clevedon where there is an M5 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







TOTAL APPROX. FLOOR AREA 916 SQ.FT. (85.1 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 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, over Rhodyate Hill and the bungalow will be found to the left hand side.

**SERVICES** – all mains services

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band D £1,711.35 (2019/20) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

**Energy Performance Certificate**

15, Main Road, Cleeve, BRISTOL, BS49 4NS

Dwelling type: Detached bungalow Reference number: 0667-2867-7310-9821-7185  
 Date of assessment: 23 September 2019 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 24 September 2019 Total floor area: 74 m<sup>2</sup>

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:** £ 1,998

**Over 3 years you could save** £ 372

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 1,446 over 3 years	£ 1,227 over 3 years	
Hot Water	£ 381 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 1,998</b>	<b>£ 1,626</b>	

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

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 Increase loft insulation to 270 mm	£100 - £350	£ 72
2 Floor insulation (suspended floor)	£800 - £1,200	£ 159
3 Solar water heating	£4,000 - £8,000	£ 141

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](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.