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10 COBTHORN WAY, CONGRESBURY, BRISTOL, BS49 5BJ

Link-detached home in this popular village

Sitting room with electric fire

Spacious kitchen/dining room

Downstairs cloakroom

4 bedrooms

Family bathroom

Conservatory

Rear garden backing on to countryside

Garage and parking

No onward chain

'Outstanding' Churchill School catchment

This spacious link-detached house would benefit from updating and provides an opportunity to create your perfect home in this popular village. The location is ideal for those looking to commute into Bristol, either by car or public transport. Primary schooling is within walking distance.

The front door leads into the hallway, off which is the downstairs cloakroom. The sitting room is spacious and has a window to the front. An electric fire is housed in an attractive fireplace. Patio doors lead into the conservatory.

To the left of the hallway is the kitchen/diner, well fitted with units to both ends and plenty of space for family dining. There is a service door into the garage.

Stairs from the hall lead to the first floor landing, off which are 4 bedrooms, with those to the rear having views over countryside towards Wrington Hill.

The bathroom has a bath with shower over, wash hand basin and W.C.





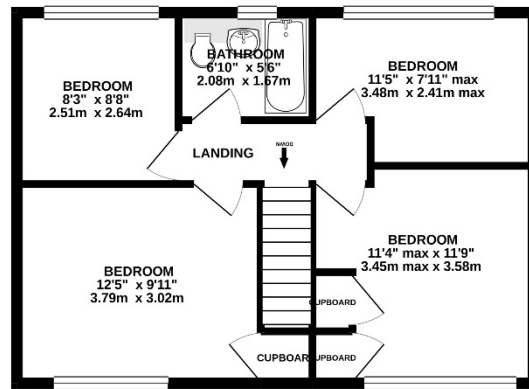
To the front, there is ample driveway parking which leads to the integral garage, the front garden is laid to lawn with flower and shrub beds. The rear garden is laid to lawn, includes a greenhouse and backs on to countryside.

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 rated Outstanding Churchill Academy and Sixth Form.

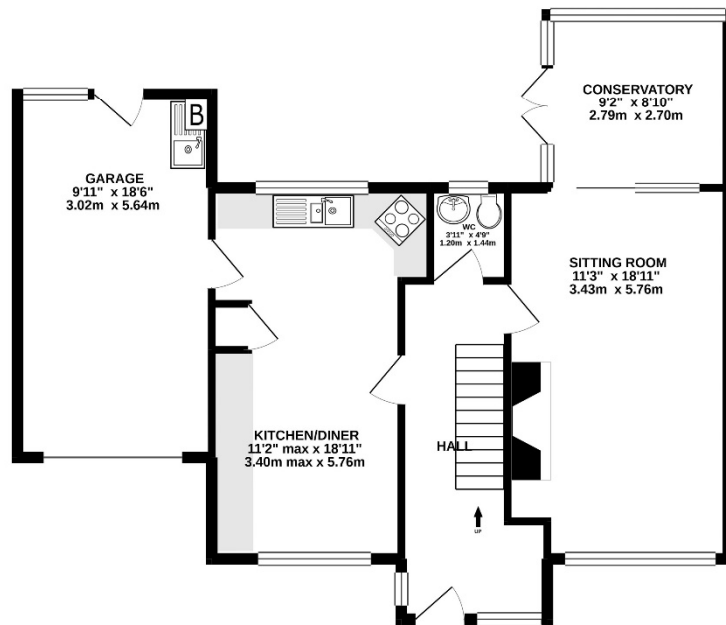
Important Notice:

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

1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1122 sq.ft. (104.2 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 – From Robin King’s office, turn left on to the High Street and then immediately right at the lights. Go over the bridge and take the right fork on to Kent Road, continue almost to the end, then take the right turn in to 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

10, Cobthorn Way, Congresbury, BRISTOL, BS49 5BJ

Dwelling type: Semi-detached house Reference number: 2768-9006-7262-6590-3240
 Date of assessment: 26 February 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 27 February 2020 Total floor area: 94 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:	£ 2,742
Over 3 years you could save	£ 477

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 213 over 3 years	You could save £ 477 over 3 years
Heating	£ 2,136 over 3 years	£ 1,881 over 3 years	
Hot Water	£ 261 over 3 years	£ 171 over 3 years	
Totals	£ 2,742	£ 2,265	

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

Rating	Current	Potential
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

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	£ 105
2 Floor insulation (suspended floor)	£800 - £1,200	£ 168
3 Low energy lighting for all fixed outlets	£40	£ 114

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.

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