



14 YEW TREE CLOSE, LANGFORD, BRISTOL, BS40 5DP

Handsome detached house in this exclusive location

Spacious accommodation of approaching 2,000 sq ft

Sitting room with stone fireplace

Generous dining room

Family room and study

Conservatory

Downstairs cloakroom

Four bedrooms, including master with ensuite shower room

Family bathroom

Beautiful generous gardens

'Outstanding' Churchill School catchment

Double garage

Yew Tree Close is a select development built in the early 1990s and this handsome detached home offers spacious family accommodation. The property sits in a plot of approximately 0.2 acres and is situated in 'Outstanding' Churchill School catchment.

A storm porch offers shelter to the front door, which leads into the spacious entrance hall, with the principal rooms leading off plus a downstairs cloakroom. To the right is a generous dining room and further along the hall is the kitchen/breakfast room which is fitted with a superb range of oak units plus built-in appliances and a ceramic tiled floor. The utility room is just off the kitchen and there is also study/snug to this side of the house.

To the left of the hallway is the spacious sitting room with a leaded light window overlooking the front and a stone feature fireplace. Double doors lead through to a family room, which in turn leads into the conservatory which has a glorious garden outlook.

Stairs lead from the hallway to the galleried landing, off which there are four spacious bedrooms including master bedroom with ensuite shower room.

There is also a well-fitted family bathroom which has a bath and separate shower cubicle.





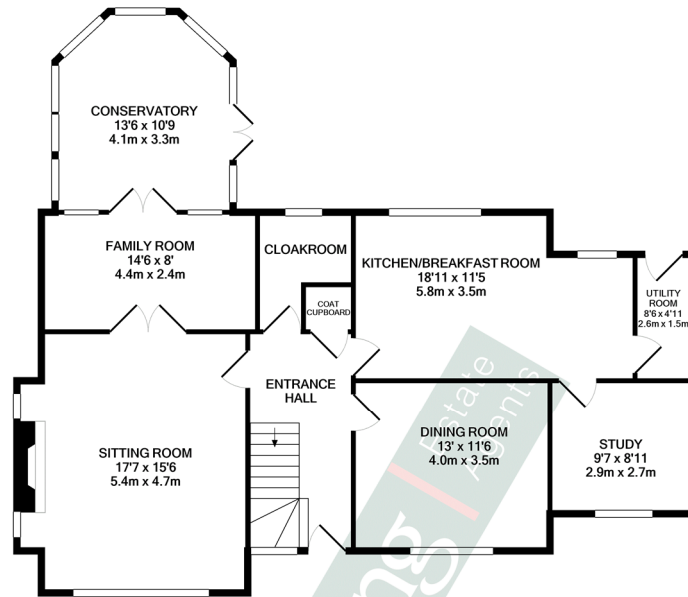
The property is approached from the turning circle in the close over a block-paved driveway which leads to the DOUBLE GARAGE with light and power. The garden to the front is well maintained and gated side access leads through to the beautifully looked after rear garden. The garden is laid to well-kept lawn with flower and shrub beds and there is a concealed compost area with 2 garden sheds. On one side the gardens have a view to the Mendip Hills and the large patio takes full advantage of the sunny position.

Langford offers local shopping and social facilities 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 and a handy Budgens petrol station and mini-market close by. Primary schooling is available in the village 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.

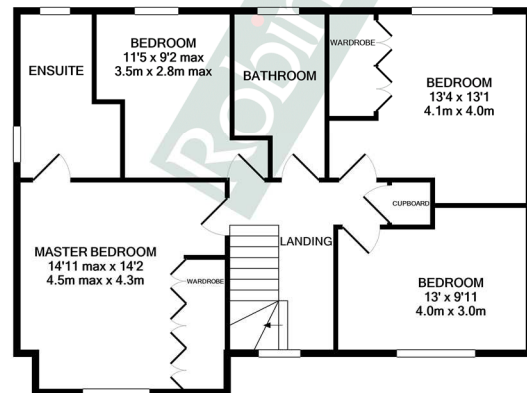


Important Notice:

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
APPROX. FLOOR
AREA 1151 SQ.FT.
(106.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 826 SQ.FT.
(76.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1976 SQ.FT. (183.6 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
Made with Metropix (2020)

DIRECTIONS – from Robin King’s office in Congresbury, turn right on to the B3133, continue out of the village, over the mini-roundabout and turn left on to the A38. Continue, then just after the turning on the left to Lower Langford, turn left into Yew Tree Close and the property will be found to the right hand side.

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band G £3,001.43 (2019/20) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate

14, Yew Tree Close, Langford, BRISTOL, BS40 5DP

Dwelling type: Detached house Reference number: 8703-6476-2922-7307-0703
 Date of assessment: 03 March 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 03 March 2020 Total floor area: 168 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:	£ 3,138
Over 3 years you could save	£ 387

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 375 over 3 years	£ 375 over 3 years	
Heating	£ 2,358 over 3 years	£ 2,121 over 3 years	
Hot Water	£ 405 over 3 years	£ 255 over 3 years	
Totals	£ 3,138	£ 2,751	

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) A		82	(1-20) G
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

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 (solid floor)	£4,000 - £6,000	£ 246
2 Solar water heating	£4,000 - £6,000	£ 135
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,044

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