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BEST REAL ESTATE
AGENCY SOMERSET
Robin King Estate Agents
2014-2015

Gold
**The Negotiator
AWARDS 2014**
Regional Agency
of the Year: South West

Robin King | Estate Agents

HAREKNAPP, LEG LANE, RICKFORD, BS40 7AL

Semi-detached Edwardian home with beautiful rural views

Character accommodation of some 1,336 sq ft

**Sitting room with woodburning stove
2nd reception room**

Conservatory

3rd bedroom to the ground floor

Bathroom

2 double bedrooms to the first floor

Beautiful gardens, with far reaching views

‘Outstanding’ Churchill School catchment

Situated in an AONB

This character home is situated in an enviable semi-rural location with beautiful views and yet is within easy commuting distance to Bristol and Bath. The gardens are beautiful and perfectly complement this lovely cottage.

The entrance porch leads into the hallway, off which is a useful extra reception room, which could be used as a playroom or study. The bathroom is to the left and has a bath with shower over, WC and wash hand basin.

To the other side of the hallway is the charming sitting room with exposed floorboards and brick fireplace with woodburning stove. This leads through into a conservatory, providing a sunny spot to sit.

Towards the end of the hallway is a downstairs bedroom with painted wood floors and character fireplace. Along the rear of the property is the cottage style kitchen with a good range of units, Aga, plumbing for washing machine and dishwasher. There is also ample space for family dining.

To the first floor, there are 2 double bedrooms, with far reaching views to the rear.





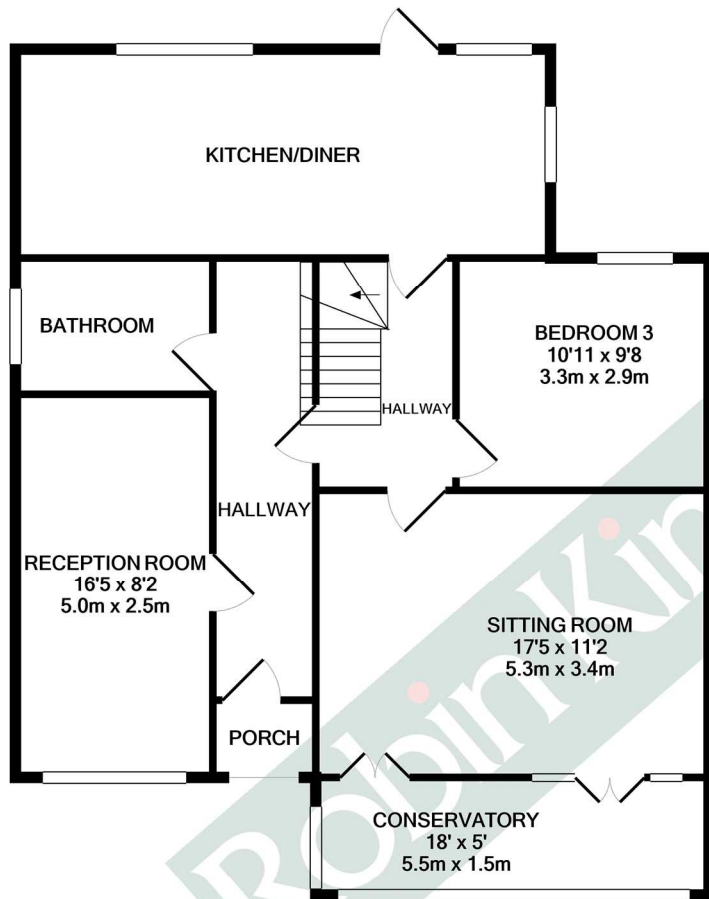
The gardens have been thoughtfully zoned, with patio, stone chipped and decked area, plus a more formal garden with mature plants and hedging, with views to the distance. There is also an area to sit and enjoy the stunning rear views.

Rickford is a small hamlet, close to the village of Blagdon which is located on the edge of the Chew Valley between Bristol, Bath and Wells. The area is one of outstanding natural beauty. The village offers excellent amenities including a village store/post office, butchers, beauticians, public houses, parish church and an excellent primary school. Blagdon is in the Churchill Academy and Sixth Form catchment area. The property is well placed for commuting to both Bath and Bristol and has easy access to Bristol International airport.



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

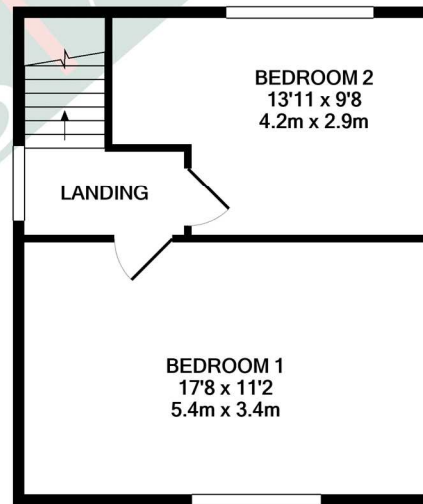


GROUND FLOOR
APPROX. FLOOR
AREA 962 SQ.FT.
(89.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1336 SQ.FT. (124.1 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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1ST FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)

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. Turn left at the traffic lights on to Bath Road, enter the hamlet of Rickford, then turn sharp left towards the Plume of Feathers pub, then turn right up Leg Lane just before the pub and the property will be found towards the end on the left hand side.

SERVICES – Oil central heating and private drainage (septic tank)

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band D £1,746.72 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate

Hareknapp, Rickford, BRISTOL, BS40 7AL

Dwelling type: Detached house Reference number: 8600-7627-6730-6907-8292
 Date of assessment: 13 March 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 14 March 2020 Total floor area: 123 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:	£ 4,362
Over 3 years you could save	£ 2,109

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 255 over 3 years	
Heating	£ 3,627 over 3 years	£ 1,743 over 3 years	You could save £ 2,109 over 3 years
Hot Water	£ 483 over 3 years	£ 255 over 3 years	
Totals	£ 4,362	£ 2,253	

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			
(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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 372
2 Cavity wall insulation	£500 - £1,500	£ 144
3 Internal or external wall insulation	£4,000 - £14,000	£ 783

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.