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26

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26 MULBERRY ROAD, CONGRESBURY, BS49 5HD

Stylish detached home tucked away in this edge of village cul-de-sac

Built in the mid 1990's and superbly updated

Well planned living space

Sitting room overlooking rear garden

Sociable kitchen/breakfast room, perfect for informal family dining

Separate dining room

Downstairs cloakroom

4 bedrooms, including principal bedroom with ensuite

Enclosed rear garden

Garage and off street parking

No onward chain

'Outstanding' Churchill School catchment

This beautiful detached home is situated on the edge of Congresbury, within a level walk of village amenities. It was built in the mid-1990's and has been extended and stylishly updated by the present owner and is a very sociable home with spacious kitchen/breakfast room to the rear of the home overlooking the garden.

The property immediately has a lovely welcoming feel in the light and bright hallway, which has a downstairs W.C. off. The spacious dining room is to the left, and across the rear of the property is the family kitchen/breakfast room, giving plenty of options for sociable informal family dining.

The sitting room looks out over the rear garden, and is a beautifully light room which marries the indoor and outdoor space.

To the first floor there are 4 bedrooms, which include the principal bedroom with an ensuite shower room. There is also a lovely family bathroom.





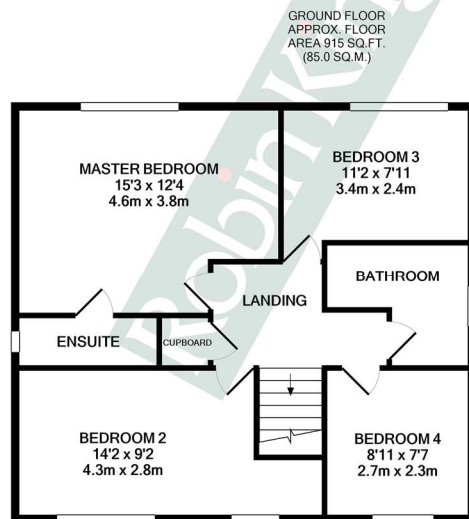
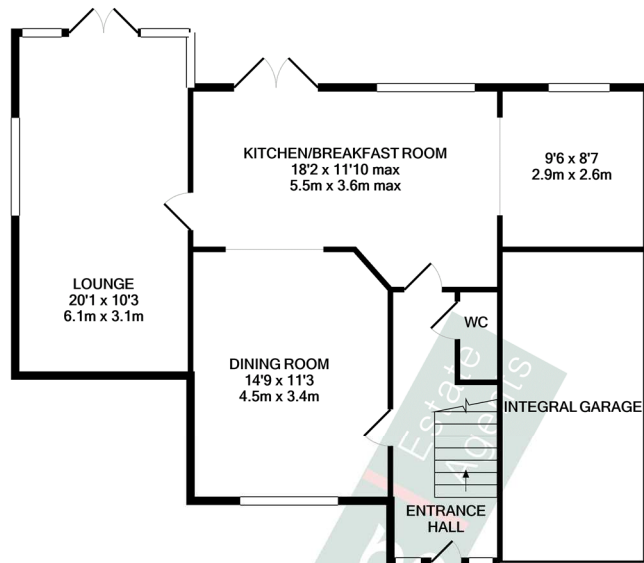
To the front there is driveway parking and an integral garage plus an open lawned area to the side. The rear garden is enclosed and has a decked area and lawn and is fully enclosed making it safe for children and pets.

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 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





TOTAL APPROX. FLOOR AREA 1566 SQ.FT. (145.5 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 King’s office in Congresbury, turn right on to the High Street. Continue and then turn left into Park Road, continue towards the end of the road then turn left into Mulberry Road where the property will be found to the right hand side.

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band D £1,815.44 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate

26, Mulberry Road, Congresbury, BRISTOL, BS49 5HD

Dwelling type: Detached house **Reference number:** 2978-2085-7292-9603-5990
Date of assessment: 23 February 2017 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 11 March 2017 **Total floor area:** 163 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:	£ 4,044
Over 3 years you could save	£ 1,536

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 531 over 3 years	£ 264 over 3 years	
Heating	£ 3,000 over 3 years	£ 2,007 over 3 years	
Hot Water	£ 513 over 3 years	£ 237 over 3 years	
Totals	£ 4,044	£ 2,508	

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

Current	Potential
64	83

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 Cavity wall insulation	£500 - £1,500	£ 594
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 138
3 Low energy lighting for all fixed outlets	£160	£ 219

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.

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Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT