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AWARDS 2014**
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ROSEMARY COTTAGE, 49 CLAVERHAM ROAD, YATTON, BS49 4LD

Beautifully presented detached character cottage of approximately 1,680 sq ft

Sympathetic blend of character and modern styling

Spacious sitting room with inglenook fireplace

Stylish kitchen with opening through to garden room

Separate dining room

Home office

Utility room, downstairs cloakroom and shower room

4 double bedrooms including master with ensuite

Non-estate location

Off street parking

Enclosed and beautifully landscaped rear garden

This detached cottage is traditionally styled and has all the character and charm of its era, yet has been sympathetically updated for today's way of life. The property is in a non-estate location close to Yatton village, making it convenient for commuters by both road and rail and also offering sufficient space for those working from home.

Enter this charming cottage into the handy cloaks space then continue through to the hallway where there is a downstairs cloakroom off. There is a door leading into the generous office, which could of course also be used as a playroom. The hall leads through to the dining room which has French doors out on to the garden.

To the other side of the hall is a spacious sitting room overlooking the front garden, which is a truly stunning room with an inglenook fireplace with log burner.

The kitchen is modern, with a good range of units and flows through to the garden room which is a lovely contemporary space with a feature modern woodburner. There is also a utility room with a modern shower room off.

Stairs rise from the dining room to the first floor where there are four double bedrooms including the master bedroom with ensuite shower room plus a family bathroom.





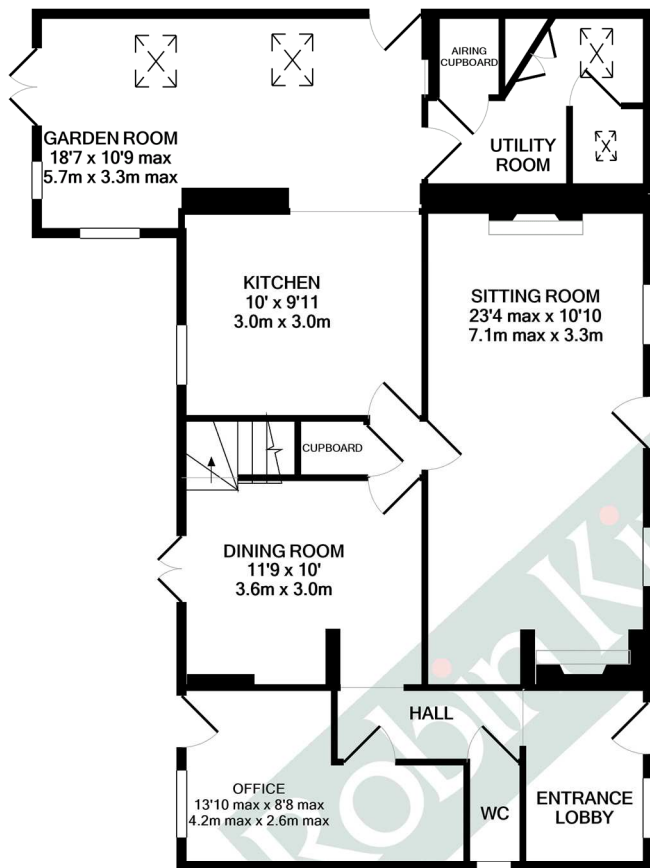
To the front there is a pretty cottage garden with central pathway to the front door and off street parking. There is a well stocked and pretty rear garden with gated side access, timber shed and greenhouse. The garden is a joy to sit in with a corner patio with pergola and lawn edged with flower and shrub beds.

The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol and Weston-super-Mare and at Clevedon there is an M5 motorway access point to London and the Midlands. Yatton is also one of the few remaining villages to have retained its mainline commuter rail service.

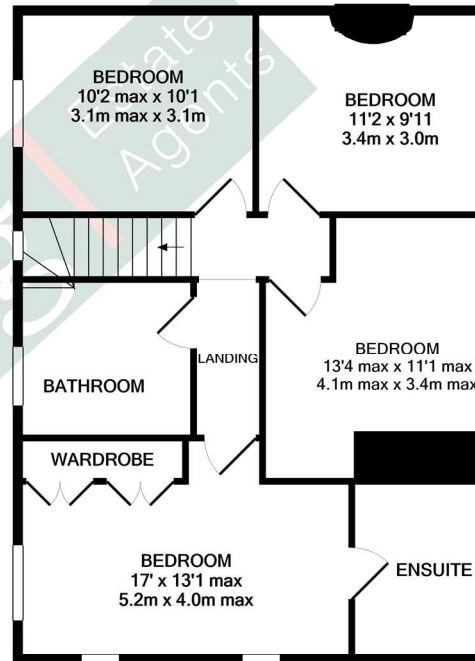
Important Notice:

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 984 SQ.FT.
(91.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 696 SQ.FT.
(64.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1680 SQ.FT. (156.0 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 turn right at the traffic lights on to the A370 towards Bristol. At the next set of lights turn left to Yatton. Pass the Cadbury Garden Centre and Cadbury Country Club on your right and turn right into Claverham Road. Rosemary Cottage, number 49, will be found to the left hand side.

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band E £2,215.60 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate

49, Claverham Road, Yatton, BRISTOL, BS49 4LD

Dwelling type: Detached house
Date of assessment: 22 May 2013
Date of certificate: 22 May 2013

Reference number: 8787-7625-0040-1832-0922
Type of assessment: RdSAP, existing dwelling
Total floor area: 173 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:	£ 6,474
Over 3 years you could save	£ 3,726

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 354 over 3 years	£ 225 over 3 years	
Heating	£ 5,328 over 3 years	£ 2,181 over 3 years	
Hot Water	£ 792 over 3 years	£ 342 over 3 years	
Totals	£ 6,474	£ 2,748	

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 Increase loft insulation to 270 mm	£100 - £350	£ 177
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,584
3 Floor Insulation	£800 - £1,200	£ 360

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 free phone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.