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 Robin King Estate Agents
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Gold
The Negotiator
AWARDS 2014
 Regional Agency
 of the Year: South West

Robin King | Estate Agents

29 DERHAM PARK, YATTON, BRISTOL, BS49 4DZ

Beautifully appointed home within easy access to Yatton's facilities

Sitting room with fireplace

Stylish kitchen/dining room with French doors to garden

Three bedrooms

Family bathroom

Delightful rear garden with southerly aspect

Garage and driveway parking

Solar panels generating an income

'Outstanding' Backwell School catchment area

This lovely semi-detached home was built in the late 1940's and occupies a well-established cul-de-sac location, close to Yatton's excellent facilities. If you are looking for a traditionally styled home in a popular and convenient location, then this could be your next home.

The entrance hall leads you into the property, with the sitting room to the left hand side. This beautiful room has a box window to the front and a fireplace.

Across the rear of the property is the generous kitchen/dining room with a good range of units with granite worktops plus a built-in double oven and hob and central island.

Stairs from the hallway lead to the first floor where there are 3 bedrooms and a family bathroom.



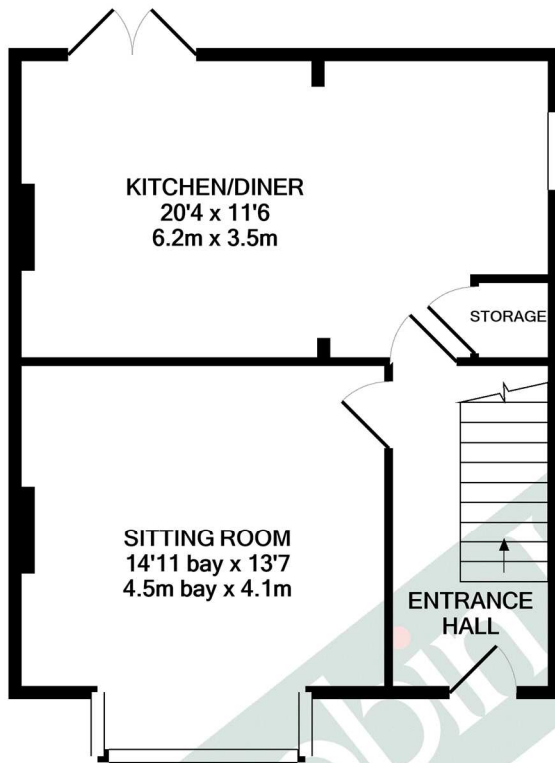


The garden to the front is mainly lawned, with flower borders and has a driveway to the side leading to the garage which has power and light. The rear garden is delightful, with a patio, lawn, flower beds, greenhouse, outside tap and a raised decking area.

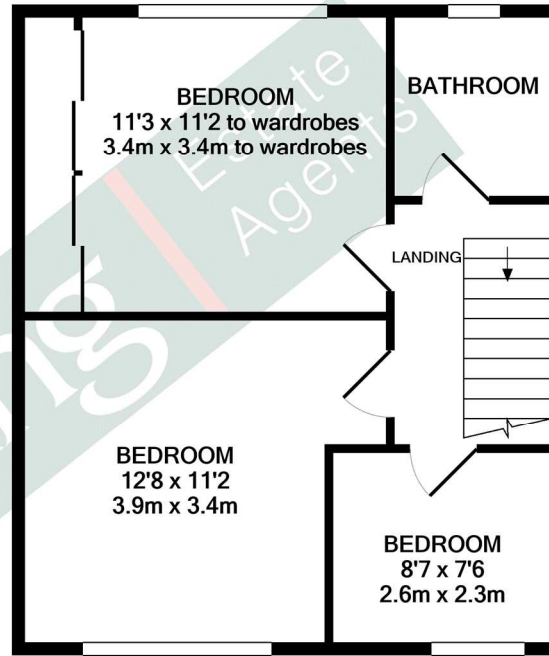
The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol 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 494 SQ.FT.
(45.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 482 SQ.FT.
(44.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 976 SQ.FT. (90.7 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 Estate Agents in Congresbury, turn right at the traffic lights and proceed towards Bristol, taking the first turning on the left into Yatton. Continue into the High Street and turn left immediately after the post office in Derham Park where the property will be found to the left hand side.

SERVICES – all main services

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band C £1,611.35 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate

29, Derham Park, Yatton, BRISTOL, BS49 4DZ

Dwelling type: Semi-detached house Reference number: 2648-0066-7263-7610-1274
 Date of assessment: 24 July 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 25 July 2020 Total floor area: 95 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:	£ 2,259
Over 3 years you could save	£ 525

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	You could save £ 525 over 3 years
Heating	£ 1,731 over 3 years	£ 1,302 over 3 years	
Hot Water	£ 306 over 3 years	£ 210 over 3 years	
Totals	£ 2,259	£ 1,734	

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			
(9-20) G			
(1-8) H			

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	£ 315
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 114
3 Solar water heating	£4,000 - £6,000	£ 96

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.