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

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# 1 PARK MEWS, CONGRESBURY, BRISTOL, BS49 5HR

**Exclusive small development built approximately 20 years ago**

**Close to village amenities**

**Attractive 4-bedroom detached property**

**Two separate receptions**

**Spacious kitchen/breakfast room**

**Ensuite shower room to master bedroom**

**Bathroom and cloakroom**

**Southerly facing rear garden**

**Detached garage**

This delightful detached home was built approximately 20 years ago in a central location convenient for village amenities, being a short level walk from the nearby shopping precinct and within walking distance of primary schooling for those with young families.

A storm porch shelters the front door into the hallway, off which is a downstairs cloakroom. Off to the left is the sitting room with a gas fire set into an attractive surround. There are double doors through to the dining room, which has patio doors on to the garden.

The kitchen/breakfast room is well fitted with a good range of modern units, with plumbing for washing machine and dishwasher plus built in oven and hob with extractor hood.

The first floor provides four good sized bedrooms, some with built-in wardrobes and the master enjoys the advantage of an ensuite shower room.

There is also a family bathroom.







To the front there is off street parking leading to the garage and the rear garden is safe and enclosed with a southerly aspect.

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.

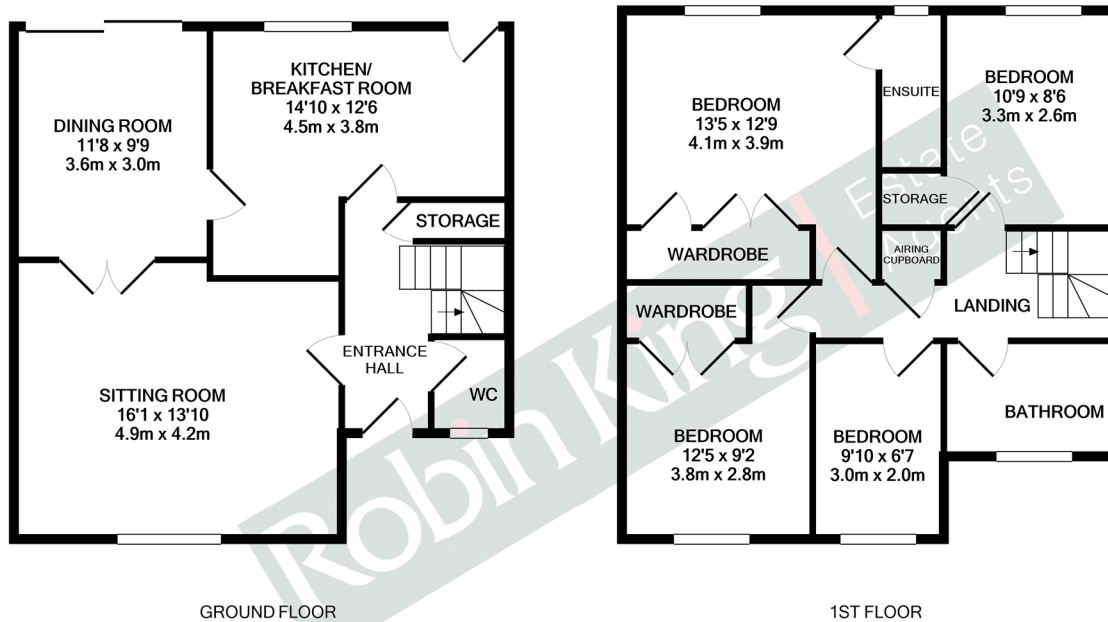
**Important Notice:**

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

DIRECTIONS – From our office, turn right on to Brinsea Road and Park Road is second on the left, the house is shortly to the right hand side.

SERVICES – all mains services.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band E £2,218.86 (2020/21) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL APPROX. FLOOR AREA 1215 SQ.FT. (112.9 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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### Energy Performance Certificate

1 Park Mews, Park Road, Congresbury, BRISTOL, BS49 5HR  
 Dwelling type: Detached house Reference number: 8170-7328-7430-5175-6206  
 Date of assessment: 05 August 2020 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 06 August 2020 Total floor area: 115 m<sup>2</sup>

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:	£ 2,421
Over 3 years you could save	£ 213

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 327 over 3 years	£ 327 over 3 years	
Heating	£ 1,713 over 3 years	£ 1,632 over 3 years	
Hot Water	£ 381 over 3 years	£ 249 over 3 years	
<b>Totals</b>	<b>£ 2,421</b>	<b>£ 2,208</b>	

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
	71	81

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 (suspended floor)	£800 - £1,200	£ 87
2 Solar water heating	£4,000 - £6,000	£ 126
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,089

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.