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Robin King Estate Agents

2014-2015

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AWARDS 2014
Regional Agency
of the Year: South West

Robin King | Estate Agents

30 Cobthorn Way, Congresbury, BS49 5BJ

A well-presented family home on the edge of the village of Congresbury

This well presented house on the edge of Congresbury offers well-proportioned living accommodation and a good sized back garden.

Large lounge dining area idea for families and entertaining

On entering the property you find a good sized hallway with doors leading to all rooms and a downstairs cloakroom.

Modern Kitchen

The lounge/dining room is a lovely light large room ideal for entertaining and a door out into the back garden.

Downstairs bedroom/office/playroom

There is a modern kitchen with white gloss units overlooking the rear garden and access into the garage which has a door leading into a decked area within the garden.

Two good sized double bedrooms plus single.

Completing the downstairs accommodation is a room currently used as a guest room/home office/playroom.

Stylish bathroom

Upstairs you will find two double bedrooms and one single plus a stylishly fitted bathroom with shower over the bath. There is also a very handy eaves storage area accessed through the bathroom with potential to be converted into an en suite subject to planning permission.

Eaves storage area

Private rear garden with decking area

The back garden has some mature shrubs' and a lovely decking area.

Churchill School Catchment

Ample parking and garage



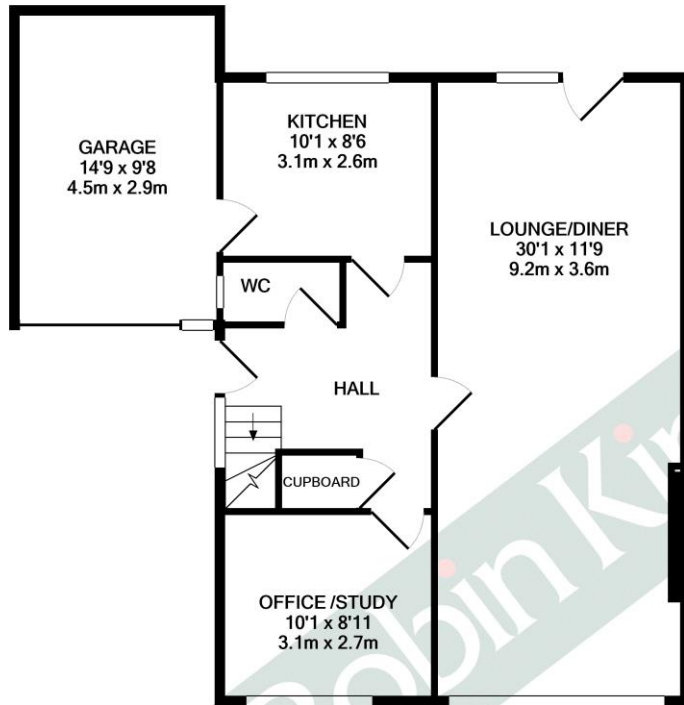


Congresbury is ideally located for both the commuter and the country lover as it offers easy access to Bristol (12 miles), and Clevedon (6 miles). Regular bus services run to and from Bristol and a mainline commuter rail service runs from Yatton, just 2 miles distance. There is easy access to the M5 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.

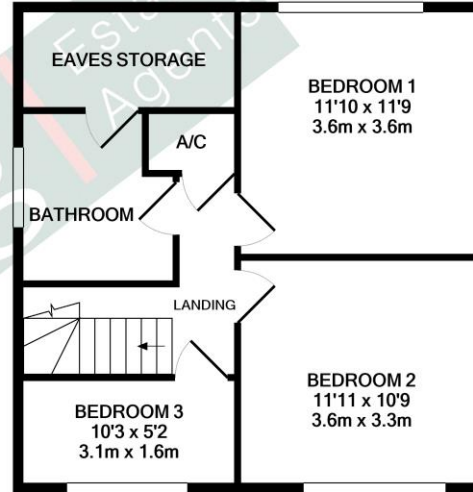


Important Notice:

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



GROUND FLOOR



1ST FLOOR

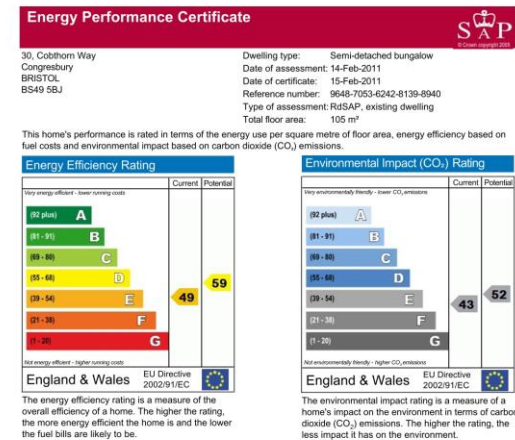


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 the Robin King offices, turn right at the traffic lights. Take the right turn onto Kent Road. At the end of Kent Road take the right turn onto Wrington Lane, then right into Cobthorn Way where the property will be found to the right hand side.

SERVICES – main services

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



Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	386 kWh/m ² per year	309 kWh/m ² per year
Carbon dioxide emissions	6.8 tonnes per year	5.4 tonnes per year
Lighting	£78 per year	£58 per year
Heating	£1070 per year	£877 per year
Hot water	£158 per year	£135 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.