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PROPERTY AWARDS
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 BEST REAL ESTATE
 AGENCY SOMERSET
 Robin King Estate Agents
 2014-2015

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

Robin King | Estate Agents

38 HIGH STREET, CLAVERHAM, BRISTOL, BS49 4NE

Beautifully presented character cottage of approximately 1,277 sq ft

Sympathetic blend of character and modern style

Spacious sitting room with woodburning stove

Spacious second reception room, large enough to be dining/sitting/family room

Shower room and utility room

3 double bedrooms

Sumptuous bathroom

Non-estate location

Off street parking

Enclosed and beautifully landscaped rear garden

Backwell School catchment area

This charming cottage attached cottage is situated on a quiet lane on the edge of the village of Claverham, convenient for commuters by both road and rail and close to the village of Yatton with all its facilities. The cottage is tastefully presented and also benefits from a beautifully landscaped rear garden.

A storm porch shelters the front door, which leads into the entrance hall. The kitchen is to the left, with an excellent range of units plus built-in oven, hob and dishwasher. There is also space for a fridge/freezer.

Continue along the hallway where you come to the beautiful sitting room with an exposed stone wall featuring a woodburning stove.

Across the hall, to the rear of the property, is the lovely light and open second reception room, large enough to be used as a sitting/dining/family room and with French doors out on to the garden which marry the inside and outside space.

There is rear lobby, off which is the downstairs shower room/utility room.

To the first floor there are 3 double bedrooms and a sumptuous family bathroom.





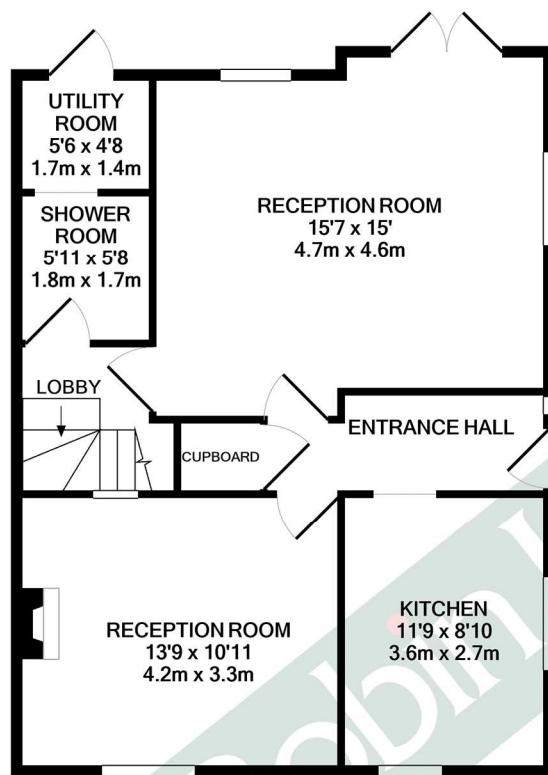
There is ample off street parking and the garden to the rear is beautifully landscaped with plenty of spots to sit and enjoy, well stocked flower beds and borders.

There is a primary school in Claverham itself and secondary schooling at Backwell and the nearby village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. A public transport service runs to and from Bristol, Weston-super-Mare and Clevedon where 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.

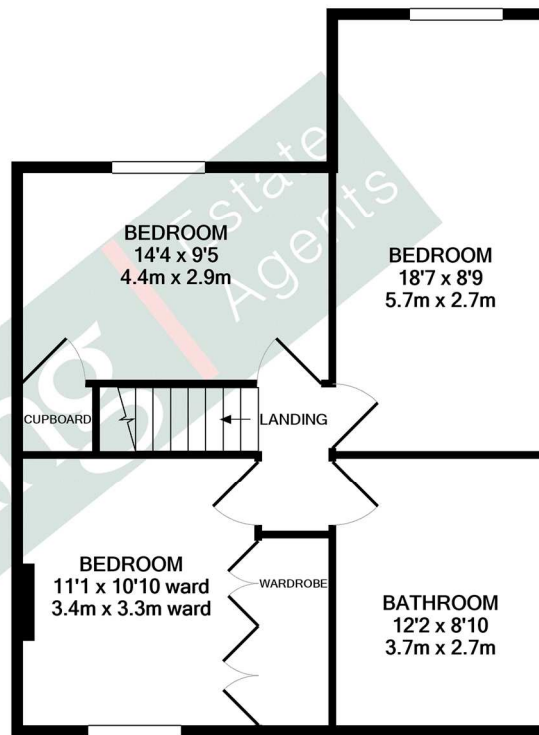
Important Notice:

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 677 SQ.FT.
(62.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 600 SQ.FT.
(55.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1277 SQ.FT. (118.6 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. Continue for approximately a mile and then turn left into High Street 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 £1,812.77 (2019/20) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate

38, High Street, Claverham, BRISTOL, BS49 4NE
 Dwelling type: Semi-detached house Reference number: 8804-2587-3122-4797-2803
 Date of assessment: 18 August 2020 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 18 August 2020 Total floor area: 125 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:	£ 3,792
Over 3 years you could save	£ 1,347

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 366 over 3 years	£ 264 over 3 years	You could save £ 1,347 over 3 years
Heating	£ 3,150 over 3 years	£ 1,905 over 3 years	
Hot Water	£ 276 over 3 years	£ 276 over 3 years	
Totals	£ 3,792	£ 2,445	

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	Very energy efficient - higher running costs
(92 plus) A		81	53
(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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 99
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,020
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 138

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.