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42 BRIAR MEAD, YATTON, BRISTOL, BS49 4RE

Detached family home in village location

Well presented, stylish accommodation of some 1,424 sq ft

Easy access to motorway links and Yatton train station

Sitting room with archway through to dining room

Well fitted kitchen and utility

Downstairs cloakroom

Conservatory

Four bedrooms including master bedroom with stylish ensuite bathroom

Enclosed rear garden

Off street parking and storage room

Backwell School catchment area

This lovely family home has been stylishly improved by the present owner and offers spacious accommodation of some 1,424 sq ft. The property is conveniently situated for transport links, being within walking distance of Yatton train station and easy driving to the M5 junction at Clevedon.

Entering the property into the hallway, you will find the downstairs cloakroom to the right and the beautiful sitting room to the left, which has an archway through to the dining room which has patio doors on to the rear garden.

The kitchen/breakfast room lies to the rear of the property and is well fitted with a stylish range of units. This room leads through to the spacious conservatory which adds a useful extra space to this lovely home.

There is also a utility room with plumbing for washing machine and a space for fridge or freezer. The remaining part of the garage is a useful store room.

To the first floor there are four bedrooms, including a spacious master bedroom with luxury ensuite bathroom. There is also a family bathroom.



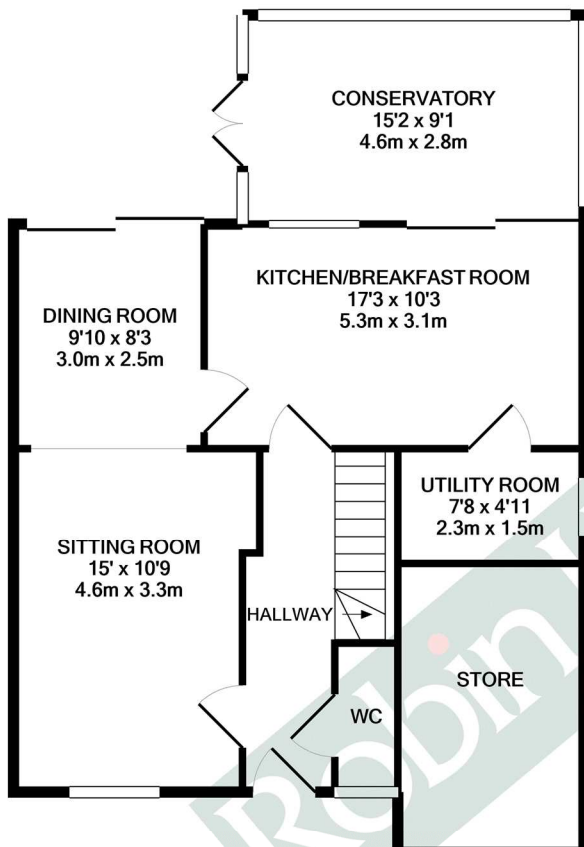


The frontage provides ample parking and the storage part of the garage is accessed via the up/over door. The rear gardens are enclosed by fencing and mainly laid to lawn with a paved patio providing an attractive seating area.

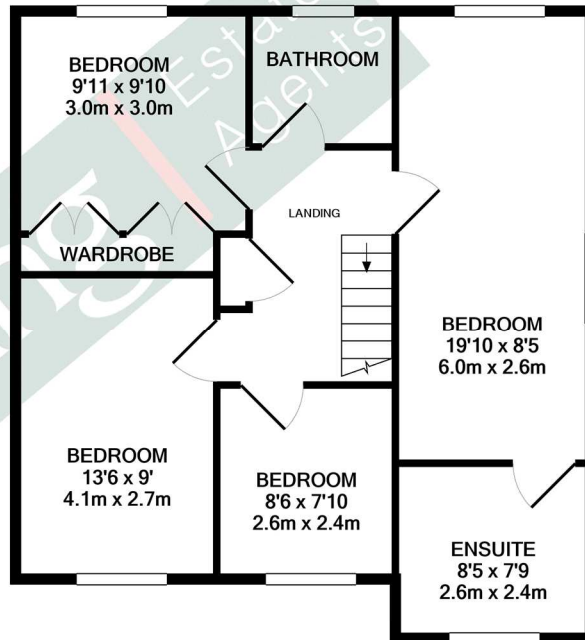
The village of Yatton offers a fine range of shops, nurseries, schools, and supermarket, plus a variety of social and recreational facilities. The village falls within the catchment of the well-regarded Backwell School and has its own Primary School. A public transport service runs to and from Bristol 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 777 SQ.FT.
(72.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 647 SQ.FT.
(60.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1424 SQ.FT. (132.3 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 leaving the Robin King office in Congresbury turn right at the traffic lights. Turn left as you approach the second set of traffic lights and follow through to Yatton village. Drive through Yatton towards Clevedon, and at the roundabout take the first left into Arnolds Way, left into Meadowland, right into Briar Mead then first right where the property will be found at the end of the cul-de-sac.

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

42, Briar Mead, Yatton, BRISTOL, BS49 4RE
 Dwelling type: Detached house
 Date of assessment: 07 April 2014
 Date of certificate: 07 April 2014
 Reference number: 0227-2813-7546-9804-4215
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 110 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:	£ 2,322
Over 3 years you could save	£ 405

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 189 over 3 years	You could save £ 405 over 3 years
Heating	£ 1,743 over 3 years	£ 1,509 over 3 years	
Hot Water	£ 306 over 3 years	£ 219 over 3 years	
Totals	£ 2,322	£ 1,917	

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

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

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	£ 81
2 Floor Insulation	£800 - £1,200	£ 165
3 Low energy lighting for all fixed outlets	£35	£ 72

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.