



6 MULBERRY ROAD, CONGRESBURY, BRISTOL, BS49 5HD

Superbly presented semi-detached home in the village of Congresbury

This semi-detached home is superbly presented and has been the subject of many interior improvements. The property is situated in a popular cul-de-sac in Congresbury within walking distance of village amenities.

Cul-de-sac location

Beautiful open sitting/dining room

Modern fitted kitchen

The property is accessed via the front porch, then through into the hallway. The sitting/dining room is off to the left and is a beautifully light through room with French doors giving access on to the rear garden.

3 bedrooms

Family bathroom

Garden room

The kitchen is superbly fitted with modern units and a built-in oven and induction hob, fridge/freezer, washing machine and slimline dishwasher.

Store and workroom

Stunning rear garden

Walking distance to local amenities

There are 3 bedrooms to the first floor, plus a family bathroom, which is fitted with a modern suite.

Easy access to M5 motorway links and the A370 and A38 to Bristol

Churchill School catchment area





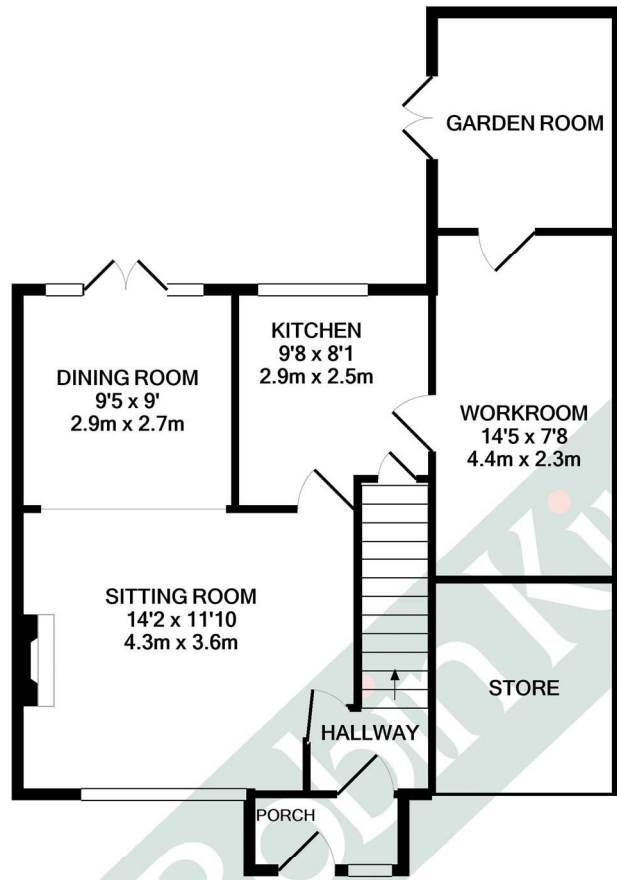
To the front there is ample off street parking and the original garage has been split into a storage area, workshop and a garden room to the rear. The garden is beautifully landscaped with mature plants, a pond and seating area.

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.

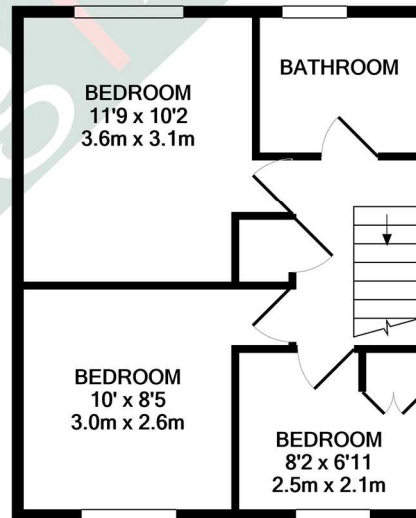
Important Notice:

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
APPROX. FLOOR
AREA 627 SQ.FT.
(58.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 978 SQ.FT. (90.8 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 Agent’s office in Congresbury, turn right on to the B3133 towards Langford, follow the road for approximately ½ a mile, then turn left into Park Road, continue towards the end and the turning for Mulberry Road is on the left, number 6 will be found to the right hand side.

SERVICES – all mains services

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band C £1,613.72 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate

6, Mulberry Road, Congresbury
BRISTOL
BS49 5HD

Dwelling type: Semi-detached house
Date of assessment: 06 May 2011
Date of certificate: 09 May 2011
Reference number: 8739-6525-8590-4566-3902
Type of assessment: RdSAP, existing dwelling
Total floor area: 71 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
D	B	F	D
57	58	56	57

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	282 kWh/m ² per year	276 kWh/m ² per year
Carbon dioxide emissions	3.8 tonnes per year	3.7 tonnes per year
Lighting	£57 per year	£38 per year
Heating	£637 per year	£640 per year
Hot water	£110 per year	£110 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 temperatures, 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.

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.