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Robin King Estate Agents

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

Robin King | Estate Agents

19 Frankins Way, Claverham, BS49 4ND

Ideal position at head of cul-de-sac in popular village

Situated in the ideal position at the head of the cul-de-sac in a good size plot, this 3 bedroom family home in this sought after village is sure to appeal.

Sitting\dining room with fireplace

The Uvpc front door with stained glass inserts leads into the hallway with understairs cupboard.

Contemporary kitchen with integrated appliances

A glazed panelled door leads into the sitting\dining room which has a large window giving views over the long frontage of the property. The gas effect fire in the wooden surround fireplace with shelves to the side and wall lights add interest to the room. There are sliding patio doors to the rear garden from the dining area.

Two double and one single bedrooms

Family bathroom with shower cubicle and bath

The kitchen has a good range of contemporary floor and wall units in high gloss pale blue and contrasting white with silver handles and white tiled splashbacks. There is an integrated 4 ring gas hob with extractor over, microwave and electric ovens, dishwasher and fridge\freezer. There is space for a washing machine. The large window looks over, and a door leads onto the rear garden.

Long front garden with ample parking

Enclosed rear garden

Single garage

Uvpc double glazing

The pine staircase leads to the first floor with a landing window to the side.

Gas central heating

Still some scope to improve further

The principal bedroom has an airing cupboard and another large window overlooking the garden. There is a further double and a single bedrooms overlooking the front.

The bathroom door has stained glass inserts. Inside, there is a shower cubicle, bath with shower over, low level w.c. and pedestal sink. The room is fully tiled in white and the floor has terracotta tiles. There is a feature radiator and an opaque window to the rear.





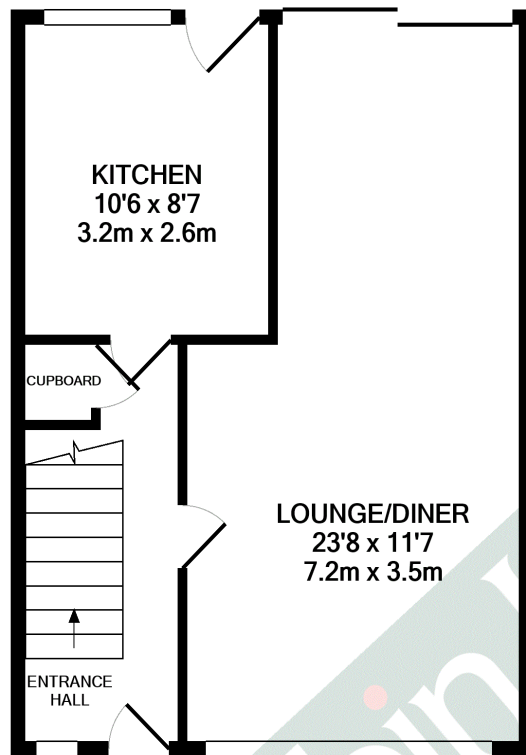
The long front garden with ample parking is a real feature of the property. To the side is a lawn area with shrubs. The single garage has a pedestrian door from the rear garden, power and light and houses the Vaillant Combination boiler. The rear gardens are enclosed with mature shrubs and trees and a lawn area.

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.

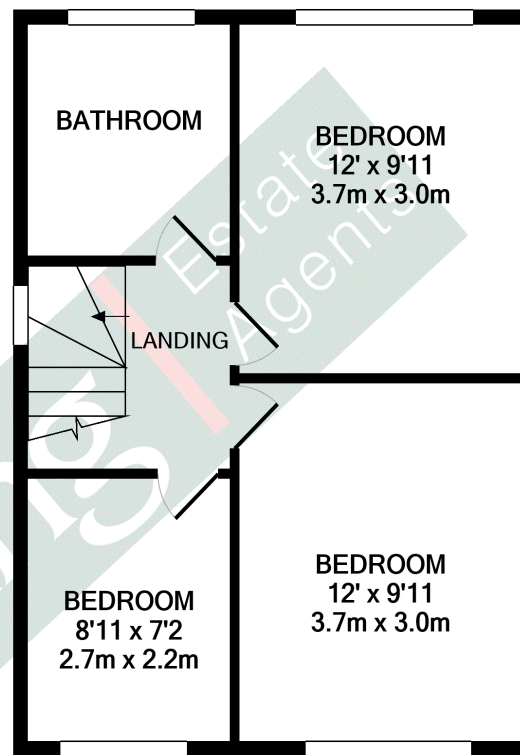


Important Notice:

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 405 SQ.FT.
(37.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 810 SQ.FT. (75.3 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

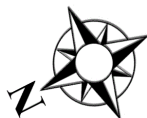
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DIRECTIONS – From Robin King’s office, turn right at the traffic lights onto the A370 towards Bristol. At the next set of lights, turn left to Yatton. Pass the Cadbury Garden Centre and Cadbury Country Club on your right and turn right into Claverham Road. Continue for approximately a mile and then turn left into High Street. Take the third turning on the right into Franklins Way and the property is at the head of the cul-de-sac.

SERVICES – All mains services.

EPC = D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band C Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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