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PROPERTY
AWARDS
REAL ESTATE
in association with
GAGGENAU
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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

COMBE VIEW, 2 THE COURTYARD, SQUIRE LANE, UBLEY, BS40 6PQ

Superb terraced courtyard home, built to a high standard in 2014

Surprisingly spacious accommodation of approximately 1,357 sq ft, over 3 floors

Sought after village in the desirable Chew Valley

Sitting room with woodburning stove

Stylish kitchen/dining room

Utility/downstairs cloakroom

High quality Karndean flooring to the ground floor, with zoned underfloor heating

Dual aspect master bedroom with 'Jack and Jill' bathroom

Bedroom/study

Second floor double bedroom with ensuite, perfect as a guest suite

Beautifully landscaped south-facing rear garden, with countryside views

Car barn with allocated parking spaces

Plenty of outside storage for recycling and bikes

Chew Valley secondary school catchment

Rarely does a property of such style and quality come to the market, which has been sympathetically designed as part of a small development of five village homes in 2014. This truly is a home where you can move in, unpack and enjoy life from day one. The spacious accommodation is arranged over 3 floors and the landscaped rear garden has a glorious countryside outlook.

The front door leads into the spacious hallway, with stylish and practical Karndean flooring, with underfloor heating. The utility room/cloakroom is off the hallway, with plumbing for a washing machine and space for an upright freezer. There is also a control unit for the electric air source heating system.

The sitting room is a lovely light dual aspect room, with an Aarrow log burning stove set into a fireplace with a flagstone hearth. Bi-fold doors lead out on to the decked area of the garden, making this a great entertaining space.

An arch leads through to the kitchen/dining room, truly stylish with a great range of units, built-in Neff double oven and hob, soft close cupboards and drawers, plus under unit lighting and a built-in dishwasher.

Stairs off the hall lead to the first floor landing, where there is an airing cupboard with a hot water tank and TV aerial hard-wiring. The master bedroom is dual aspect and has a great range of built-in wardrobes, plus a lovely view of the wooded hillside. There is a 'Jack and Jill' bathroom with oversized walk-in shower and corner bath. This room can also be accessed from the landing. A single bedroom/study is also to this floor and to the second floor is a double bedroom with ensuite shower room. There is plenty of easily accessible eaves storage.





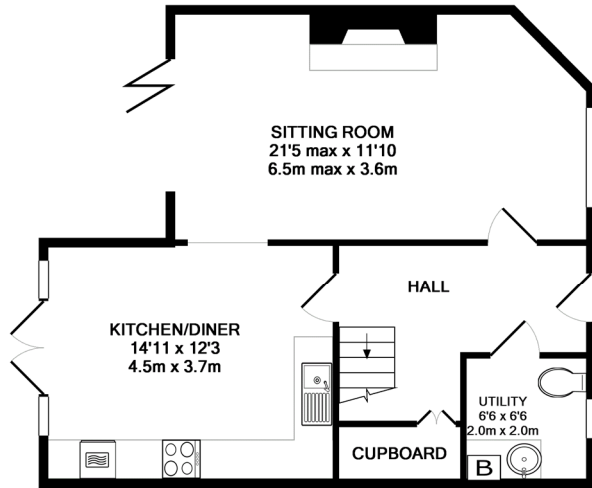
The Courtyard is block paved and there is an open-fronted barn with 2 allocated spaces and lockable storage area, there is also a recycling and bike store shared with the other properties. There is also ample visitor parking. The south-facing rear garden has been beautifully landscaped, with ease of maintenance to the forefront, including 'Ecodek' non-slip composite decking, the ideal spot for a glass of wine in the evening whilst enjoying the view.

Ubley is a desirable village, situated in the Chew Valley, close to both Bath and Bristol and just south of Blagdon Lake. Within the village there is a local primary school, a church and village hall. The nearby village of Chew Magna hosts a greater range of facilities including a general store, a master butcher, a coffee shop, travel agent, post office, bank and 3 pubs. There is a wide range of educational establishments at all levels in the area within the public and private sectors. The local primary and secondary schools are Ubley Primary School and Chew Valley Secondary School, both of which are highly regarded. There is also a good selection of readily accessible private schools in the locality including Wells Cathedral School, Downside, Millfield, All Hallows and Sidcot. The property is ideally located for those commuting to Bristol, Bath and the local market towns. The regional centre of Bristol is 16 miles to the north whilst the Heritage City of Bath is 18 miles to the north east. The Cathedral City of Wells offers further facilities and is 12 miles to the south. Mainline rail services to London Paddington are available from Bristol and Bath, Bristol International Airport lies approximately 9 miles distant.

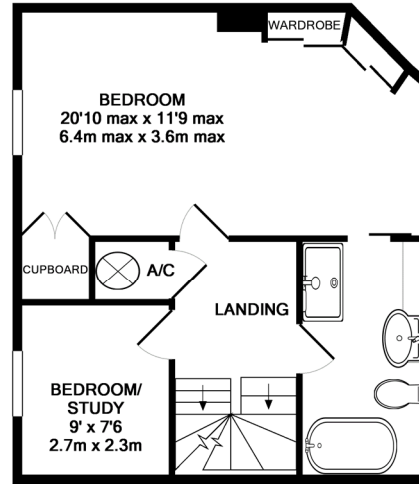
Important Notice:

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

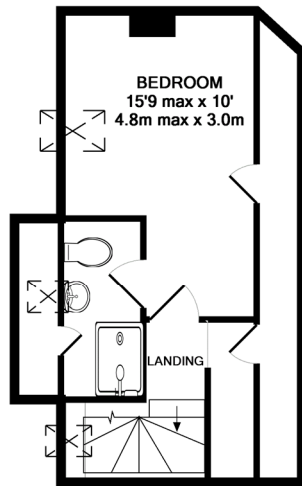




GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL APPROX. FLOOR AREA 1357 SQ.FT. (126.1 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 onto the High Street and continue out of the village, through Langford and over the mini roundabout. Turn right onto the A38, taking the left hand turn just before the traffic lights. Continue along this road, through the village of Blagdon, then turn left when you see the sign for Ubley. The turning for The Courtyard will be found shortly to the left hand side.

SERVICES – Electric air source heat pump, no mains gas, all other mains services

LOCAL AUTHORITY – BANES Council Band D £1588.52 (2017/18) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

Energy Performance Certificate HM Government

Combe View, 2 The Courtyard, Squire Lane, Ubley, BRISTOL, BS40 6PQ

Dwelling type: Mid-terrace house Reference number: 8701-5171-9939-3307-8243
 Date of assessment: 03 February 2014 Date of certificate: 03 February 2014 Type of assessment: SAP, new dwelling
 Total floor area: 127 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:	£ 1,461
Over 3 years you could save	£ 195

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 over 3 years	
Heating	£ 675 over 3 years	£ 675 over 3 years	
Hot Water	£ 555 over 3 years	£ 360 over 3 years	
Totals	£ 1,461	£ 1,266	You could save £ 195 over 3 years

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

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.

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A	86	97	C
(81-91) B			D
(69-80) C			E
(55-68) D			F
(39-54) E			G
(21-38) F			
(1-20) G			

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 195
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 723
3 Wind turbine	£1,500 - £4,000	£ 258

1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT