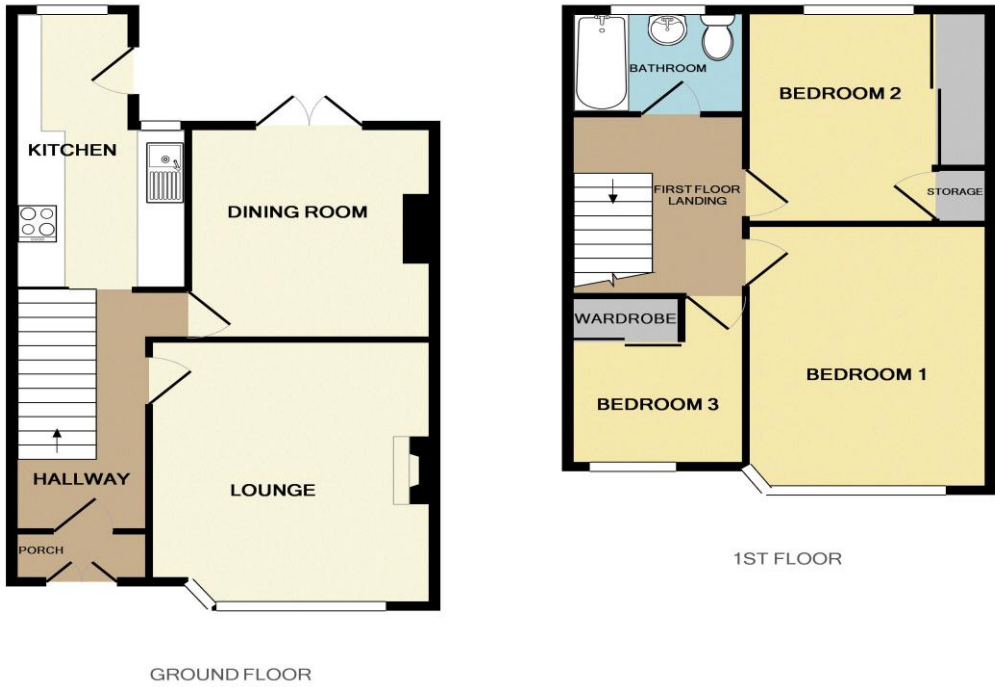


Floor Plan



EPC

Energy Performance Certificate HM Government

28, Yew Tree Drive, BRISTOL, BS15 4UA

Dwelling type: Mid-terrace house
Date of assessment: 04 July 2018
Date of certificate: 04 July 2018

Reference number: 8808-7923-5890-7824-7906
Type of assessment: RdSAP, existing dwelling
Total floor area: 84 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:		£ 1,920
Over 3 years you could save		£ 525

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	
Heating	£ 1,413 over 3 years	£ 978 over 3 years	
Hot Water	£ 306 over 3 years	£ 216 over 3 years	
Totals	£ 1,920	£ 1,395	You could save £ 525 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

	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	70	88

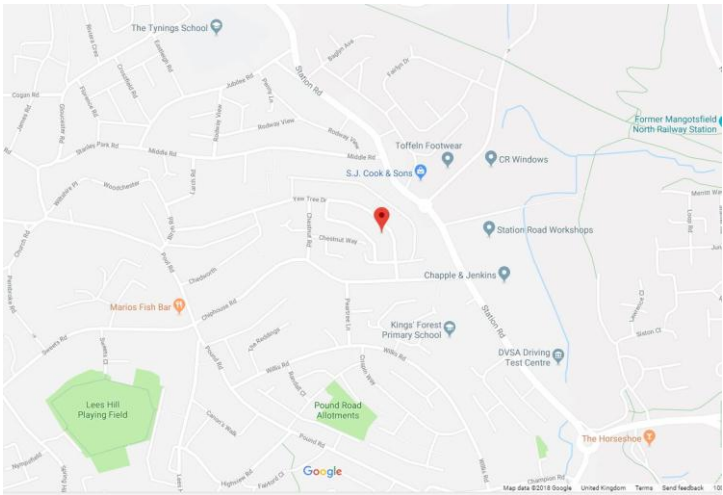
The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 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 Internal or external wall insulation	£4,000 - £14,000	£ 348
2 Floor insulation (suspended floor)	£800 - £1,200	£ 87
3 Solar water heating	£4,000 - £6,000	£ 90

See page 3 for a full list of recommendations for this property.
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Map



Tenure: Freehold

Council Tax Band: C

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Bristol BS30 9BA. VAT Number 974918563

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Key features

28, Yew Tree Drive
Kingswood
Bristol
BS15 4UA

Asking Price
£275,000

- DRAFT DETAILS - OPEN HOUSE SATURDAY 14TH JULY 2018 FROM 10AM - BOOK WITH BLUE SKY TO VIEW!
- 3 Bedroom Mid Terraced Family Home
- 2 Reception Rooms
- Kitchen
- Three Piece White Bathroom Suite
- Block Paved Driveway With Parking For Two Cars
- One Parking Space & Garage To The Rear
- Recently Finished Rear Garden
- uPVC Double Glazing
- Gas Central Heating

WELL PRESENTED 3 BEDROOM MID TERRACED FAMILY HOME READY TO MOVE INTO!! This fantastic property is a must see as it is sure to fly off the market quick with it's excellent location to local amenities and the A4174 Ring Road. The current owners have maintained this home to a very high standard making it simple for a new family to move in. The accommodation comprises: entrance porch, hallway, lounge, kitchen and dining room on the ground floor. The first floor boasts a three-piece white bathroom suite, two double bedrooms and one single bedroom. The property further benefits from a recently finished rear garden with raised decking and astro turf, ample off-street parking at the front & rear for three cars, uPVC double glazing and gas central heating. You do not want to miss viewing this!! Open House will be carried out on Saturday 14th July 2018 from 10am onwards, please register with Blue Sky to arrange your appointments for this open day!!

Entrance Porch

2' 7" x 5' 9" (0.80m x 1.75m)

Two obscured uPVC double glazed doors into the porch.

Hallway

12' 9" x 7' 5" (3.88m x 2.25m)

Obscured uPVC double glazed door into the hallway. Stairs leading to the first floor. Wooden laminate flooring. Ceiling light. Wall mounted radiator. Storage space under the stairs holds alarm box & fuse box.

Lounge

12' 0" x 12' 0" (3.65m x 3.65m)

White wooden glossed door into the lounge. uPVC double glazed bay window to the front. Working wood burner in fireplace. Wall mounted radiator. Ceiling light. TV point.

Kitchen

14' 9" x 7' 2" (4.49m x 2.18m)

Open walkway into the kitchen. Obscured uPVC double glazed door to the rear. Two uPVC double glazed windows to the rear. The kitchen consists of stainless steel sink with mixer taps and drainer, electric cooker and hob with extractor hood above. Space for washing machine, fridge and freezer. Matching wall and base units with work tops and breakfast bar. Tiled flooring. Tiled splash backs. Wall mounted radiator. Ceiling light.

Dining Room

11' 1" x 10' 7" (3.39m x 3.23m)

White wooden gloss door into the dining room. uPVC double glazed doors to the rear. Wooden laminate flooring. Wall mounted radiator. Ceiling light.

First Floor Landing

8' 5" x 7' 9" (2.57m x 2.35m)

Stairs leading from the ground floor to the first floor. Access to the bathroom and bedrooms 1, 2 & 3. Loft access. Ceiling light.

Bedroom 1

13' 10" x 10' 2" (4.21m x 3.11m)

White wood gloss door into bedroom 1. uPVC double glazed bay window to the front. TV point. Wall mounted radiator. Ceiling light.

Bedroom 2

11' 1" x 10' 2" (3.39m x 3.10m)

White wood gloss door into bedroom 2. uPVC double glazed window to the rear. Built in mirrored wardrobes. Storage cupboard hold Worcester combi-boiler. Wall mounted radiator. Ceiling light.

Bedroom 3

9' 0" x 7' 8" (2.75m x 2.34m)

White wood gloss door into bedroom 3. uPVC double glazed window to the front. Built in mirrored wardrobe. Wall mounted radiator. Ceiling light.

Bathroom

5' 6" x 7' 8" (1.67m x 2.34m)

White wood gloss door into the bathroom. Obscured uPVC double glazed window to the rear. Three piece white bathroom suite consists of bath with shower above, wash hand basin, w/c and extractor fan. Tiled splash backs. Tile effect flooring. Wall mounted radiator. Ceiling light.

Garden

Access to the rear garden from the dining room and kitchen. Garden has been finished very recently, consists of raised decking with steps leading down to astro turf grass and a patio area. Further steps lead down to the rear parking space. Outside water tap and light.

Parking

Block paved driveway for 2 parking spaces to the front. 1 further parking space at the rear via a private lane.

Garage

Rear lane access to the garage. Two double doors open into the garage. Electrics and lights. Suitable for storage and small cars.



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sales, lettings & management