

## ROBINIA HOUSE, 22A CHAMBERLAIN STREET, WELLS, BA5 2PF



**Energy Performance Certificate**

Robinia House 22a Chamberlain Street  
WELLS  
Somerset  
BA5 2PF

Dwelling type: Detached house  
Date of assessment: 14 June 2008  
Date of certificate: 14 June 2008  
Reference number: 0148-1884-6462-0498-3271  
Total floor area: 244 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
D	B	F	D

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	161 kWh/m <sup>2</sup> per year	152 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.5 tonnes per year	6.2 tonnes per year
Lighting	£203 per year	£102 per year
Heating	£295 per year	£81.3 per year
Hot water	£142 per year	£142 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

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. For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 12 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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### IMPORTANT NOTICE

Roderick Thomas, their clients and any joint agents state that these details are for general guidance only and accuracy cannot be guaranteed. They do not constitute any part of any contract. All measurements are approximate and floor plans are to give a general indication only and are not measured accurate drawings. No guarantees are given with regard to planning permission or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included. Purchasers must satisfy themselves on all matters by inspection or otherwise. **VIEWINGS** - interested parties are advised to check availability and current situation prior to travelling to see any property.

Ref:

### DIRECTIONS

SEE PLAN ABOVE

A delightful house in a wonderful, peaceful location in the heart of Wells and in easy walking distance of the Cathedral, the High Street and most amenities. Great privacy and spacious, well designed accommodation including a large open plan galleried reception hall, drawing room, sitting room, kitchen & dining room, utility, study with mezzanine above, 4 bedrooms and 4 bath or shower rooms. Walled landscaped gardens and ample parking.

Offers are invited in excess of £900,000

*N.B. These are preliminary details only.*

*The house is let until April 2015 and accordingly we are unable to do internal photos until that time.*

*Viewings are available by appointment and with notice.*

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### About the area

Wells is the smallest city in England (population about 11,000) lying in beautiful countryside between the Somerset Levels and the Mendip Hills – an Area of Outstanding Natural Beauty. The major towns of the area, Bristol, Bath, Taunton and Yeovil are all within commuting distance. Castle Cary is the nearest train station with fast links to London. Wells has local markets twice a week and many medieval buildings including the Cathedral and moated Bishops Palace. There is a busy local shopping centre, a broad range of societies and activities and excellent state & independent schools in the area including Wells Blue School, Wells Cathedral School and Millfield School. For more information on this area in general and individual schools visit our website [www.roderickthomas.co.uk](http://www.roderickthomas.co.uk)

Robinia House enjoys a splendid, secluded location well back from Chamberlain Street which is one of the prime residential areas of the city. It has access along a private drive between two properties, giving it a quiet and secure position, with the benefit of most amenities a short distance away.

A noteworthy feature is that even with this convenient position the house and garden enjoy great privacy.

The house was built in 2006 and received an award as “*The best new single dwelling in Mendip*”. It has attractive elevations under a slate tile roof with tall oak windows overlooking the garden.

Internally it's finished to a high standard with high ceilings and light rooms enhanced by the large hardwood framed windows. The large open plan living areas have vaulted ceilings and the main staircase leads onto a galleried landing area with a glass balustrade. The accommodation has the benefit of being very flexible and can adapt to various arrangements.

The front door opens into a large galleried RECEPTION HALL with a staircase to the first floor and two steps down to the DRAWING ROOM which has a double aspect, full height windows, a wood burning stove, a large fitted cabinet and a secondary staircase.

To the left of the hall is the KITCHEN & DINING ROOM being a triple aspect room with an extensive range of fitted units and appliances including integral dishwasher, oven and microwave, a Range Master Tolado gas 5 ring cooker and a Siemens extractor.

A door from the dining room area opens to a SITTING ROOM which has fitted furniture and is currently used as an office.

There is access from the hall to a SHOWER ROOM, BEDROOM and a UTILITY ROOM. The bedroom has a dual aspect and fitted furniture and is adjacent to the shower room. The utility room has floor and wall cupboards, the gas central heating boiler, ample space for appliances and a door to the garden.

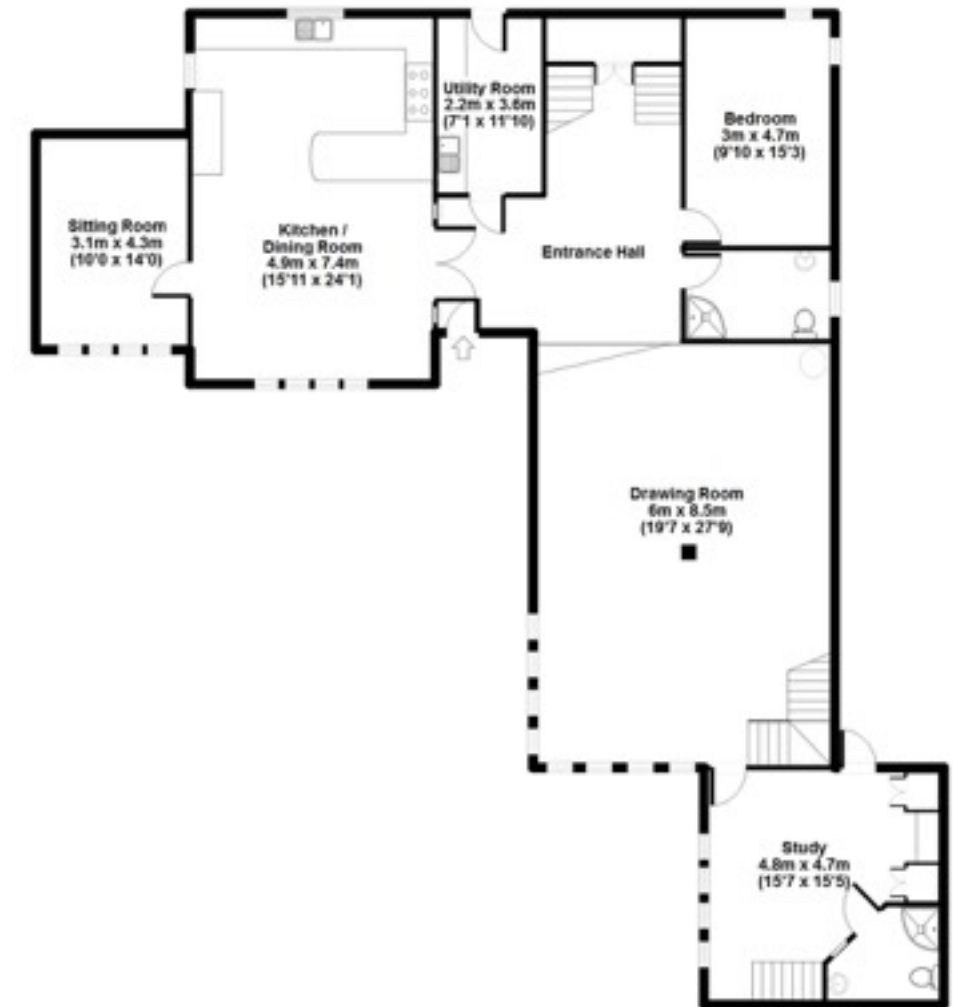
A door in the drawing room leads to a STUDY with fitted furniture, a door to the rear courtyard and a staircase to a MEZZANINE GALLERY. The study also has an EN SUITE SHOWER ROOM

The main staircase rises from the hall to the first floor landing. The MASTER BEDROOM has a double aspect, an extensive range of fitted wardrobes and an EN SUITE BATHROOM. Also on this floor are 2 BEDROOMS and a BATHROOM.

In front of the house are paved terraces interspersed with shrubs and ornamental flowerbeds. Beyond is a magnificent mature yew tree, a lawn, flower and shrub borders, a stone outbuilding and a large gravelled parking area leading to the secure wooden electric gates which open to the lane.

The garden is walled and an entrance opens to a further very pretty, landscaped and well stocked garden with a lawn, flower and shrub beds, vegetable area, pond and summer house.

Ground Floor



First Floor

