

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

4 The Oaks Winford Bristol BS40 8AE

This two bedroom detached bungalow which REQUIRES REFURBISHMENT, is situated in a popular Chew Valley Village, and comes WITH NO CHAIN COMPLICATIONS



REF: ASW5356

Guide Price £350,000

**Two Double Bedrooms * Separate Reception Rooms * Double Glazing * Oil Central Heating * Garage & Parking * No Ongoing Chain * EPC Rating: D
Council Tax Band: D**

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

www.stephenmaggs.co.uk email@stephenmaggs.co.uk



SITUATION:

Located in the Chew Valley which is renowned for its outstanding natural beauty is the village of **WINFORD**, situated within easy access to Bristol Airport and the A38 for commuting into Bristol. Winford has a Primary School and is in the catchment for Chew Valley Secondary School.

DESCRIPTION:

Situated in a popular Chew Valley village, this two bedroom detached bungalow requires a program of updating, and is priced to reflect this. The bungalow is situated in a cul-de-sac and offers double glazing, oil central heating, garage & parking. the rear garden enjoys a Westerley aspect and backs directly onto fields. Call to book your accompanied viewing appointment without delay!

ENTRANCE PORCH:

Sliding glazed entrance doors, courtesy light, glazed door and sidescreen to:

HALLWAY:

A good size hallway having a single panelled radiator, telephone point, built in airing cupboard housing a lagged hot water cylinder with fitted immersion heater.

LIVING ROOM: 15' 11" x 12' 0" (4.85m x 3.65m)

Large double glazed window to the front with fitted vertical blind, two single panelled radiators, decorative fire surround with electric focal point fire, television point, telephone point.

KITCHEN: 10' 11" x 9' 11" (3.32m x 3.02m)

Double glazed window with fitted roller blind overlooking the rear garden and field beyond, range of wall and base units with worktop surfaces, stainless steel single drainer sink unit, oil fired boiler supplying central heating and domestic hot water, doorway to:

DINING ROOM: 10' 1" x 9' 5" (3.07m x 2.87m)

This occupies an addition to the side. Double glazed door to the rear and double glazed window to the front, double panelled radiator.

BEDROOM ONE: 11' 10" x 10' 2" to wardrobes (3.60m x 3.10m)

Double glazed window to the front with fitted vertical blind, wall to wall built in wardrobes, single panelled radiator.

BEDROOM TWO: 11' 10" x 10' 1" (3.60m x 3.07m)

Double glazed window to the rear with fitted vertical blind, single panelled radiator.

BATHROOM:

Opaque double glazed window to the rear, fitted with a white suite comprising of a panelled bath with mixer tap shower, pedestal wash hand basin, close coupled W.C, tiled surrounds, single panelled radiator.

FRONT GARDEN:

The front garden has two areas of lawn with a central path giving access to the front door, pathways giving access to either side, driveway providing off road parking for two vehicles leading to the garage.

GARAGE:

Single garage being detached to the side, having a metal up and over door, power and lighting connected.

REAR GARDEN:

At the rear is a garden that enjoys a Westerly aspect, being laid to a combination of flowerbed and paving, oil storage tank, outside lighting and water point, the main features of the garden is that it backs onto fields.





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If you are interested in putting an offer in on this property, I will need the following information from you first.

1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

This information will need to be emailed to nigel@stephenmaggs.co.uk or cliff@stephenmaggs.co.uk before any offer is put forward.



Approximate total area⁽¹⁾

825.02 ft²
76.65 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

THE PROPERTY MISDESCRIPTIONS ACT 1991:

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy performance certificate (EPC)

4 The Oaks
Winford
BRISTOL
BS40 8AE

Energy rating

D

Valid until: **20 February 2033**

Certificate
number: **2070-1902-7070-7401-9225**

Property type

Detached bungalow

Total floor area

76 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

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