

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## 271 Stockwood Lane Stockwood Lane Bristol BS14 8NR

**An EXTENDED FOUR BEDROOM CHALET, offering extremely spacious/flexible family accommodation, that REQUIRES AN EARLY INTERNAL VIEWING to secure.**



REF: ASW5397

**Guide Price £385,000**

**Extended Chalet Style Semi \* Four Bedrooms \* Two Bathrooms \* Conservatory  
Gas Central Heating & Double Glazing \* Garage & Parking  
Council Tax Band: D \* EPC Rating: C**

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

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**SITUATION:**

**STOCKWOOD** is situated in South Bristol between Keynsham and Whitchurch. It is served well by Public Transport to Bristol, Bath, and other local areas. Stockwood has its own Library, Health Centre, and boasts an 18 hole golf course. Located nearby is the Avon Wild Life Trust which is used by the locals for both walking and cycling. There are numerous local shops, and a large shopping outlet including a cinema with numerous eating places in nearby Brislington.

**DESCRIPTION:**

This much extended four bedroom semi detached chalet style semi offers spacious, flexible family accommodation, and requires only an internal viewing to be appreciated. Call the sole selling agent to arrange your accompanied viewing appointment without delay.

**ENTRANCE PORCH:**

Double glazed entrance door, double glazed windows to the front and side, courtesy light, double glazed door giving access to:

**HALLWAY:**

Cupboard housing the meters, opaque double glazed window to the side, double panelled radiator, staircase rising to first floor.

**LIVING ROOM: 18' 5" x 10' 10" (5.61m x 3.30m)**

Double glazed patio door overlooking and giving access onto the Conservatory, electric focal point fire set to a decorative fireplace, double panelled radiator, television point, laminated timber flooring.

**DINING ROOM/OFFICE: 10' 11" x 10' 2" (3.32m x 3.10m)**

Double glazed window to the front, laminated timber flooring, dado rail, radiator, good size understair storage cupboard.

**KITCHEN: 18' 4" x 7' 10" (5.58m x 2.39m)**

Double glazed windows to the side and rear, opaque double glazed door giving access onto the side. The kitchen is fitted with a range of wall and base units with contrasting roll edge worktop surfaces, inset 1.5 bowl stainless steel single drainer sink unit, space and plumbing for automatic washing machine and dishwasher, electric cooker point, space for American style fridge/freezer.

**GROUND FLOOR BATHROOM:**

Two opaque double glazed windows to the side, fitted with a white suite, comprising of a Jacuzzi bath, pedestal wash hand basin, close coupled W.C, tiled walls, recessed low voltage ceiling spotlights, designer radiator.

**CONSERVATORY: 15' 3" x 9' 2" (4.64m x 2.79m)**

Double glazed Conservatory with polycarbonate roof, laminated flooring, wiring for wall lights, French doors opening onto the rear garden.

**FIRST FLOOR LANDING:**

Access to loft space, built in cupboard housing a Worcester gas fired combination boiler, supplying central heating and domestic hot water, doors to all first floor accommodation.

**BEDROOM ONE: 15' 9" x 11' 0" (4.80m x 3.35m)**

Double glazed window to the rear, single panelled radiator.

**BEDROOM TWO: 11' 0" x 10' 9" (3.35m x 3.27m)**

Double glazed window to the front, single panelled radiator.

**BEDROOM THREE: 11' 8" plus door recess x 8' 0" (3.55m x 2.44m)**

Double glazed window to the side, single panelled radiator.

**BEDROOM FOUR: 9' 9" x 7' 11" plus recess (2.97m x 2.41m)**

Double glazed window to the side, single panelled radiator, laminated timber flooring.

**FIRST FLOOR SHOWER ROOM:**

Opaque double glazed window to the side, fitted with a corner shower, with Triton electric shower, vanity wash hand basin, close coupled W.C.

**FRONT GARDEN:**

The front is laid to a combination of chippings and concrete providing off road parking for three vehicles, with outside lighting, giving access to the garage and having a wooden gate that gives access to the rear garden.

**REAR GARDEN:**

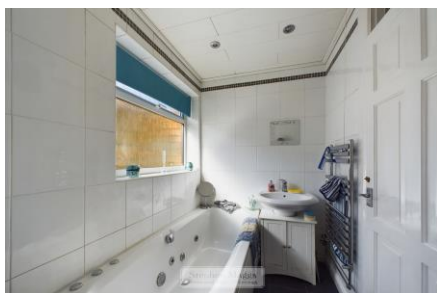
At the rear is a garden that enjoys a Westerly aspect to take advantage of the afternoon sun, enclosed with lapwood fencing, small area of patio immediately adjacent to the Conservatory, with the remainder being laid to lawn with flowerbed, two good size storage sheds.

**GARAGE:**

There is a longer than average garage detached at the side, with a metal up and over door, power and light connected and a rear personal door.

**N.B:**

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.





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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](mailto:nigel@stephenmaggs.co.uk) or [cliff@stephenmaggs.co.uk](mailto:cliff@stephenmaggs.co.uk) before any offer is put forward.



**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)

271 Stockwood Lane  
BRISTOL  
BS14 8NR

Energy rating

C

Valid until: 15 August 2033

Certificate number: 0981-0200-5007-5613-0504

Property type

Semi-detached house

Total floor area

113 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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60