

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**51 Dakota Drive  
Whitchurch  
Bristol BS14 0TE**

**This WELL PRESENTED four bedroom end link detached is situated in a SOUGHT AFTER LOCATION, and MUST BE VIEWED to be appreciated.**



REF: ASW5414

**Asking Price £425,000**

**Four bedroom end link detached \* Refitted kitchen & bathroom \* Gas central heating & double glazing \* Enclosed rear garden \* 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

Telephone: 01275 892228

[www.stephenmaggs.co.uk](http://www.stephenmaggs.co.uk) [email@stephenmaggs.co.uk](mailto:email@stephenmaggs.co.uk)



**SITUATION:**

**WHITCHURCH** is situated in South Bristol and is served by Public Transport to Bristol, Bath and local areas. Whitchurch has a Health Centre, Sports Centre, Library, local shops and an Asda Superstore. Whitchurch is served by many Primary Schools and Comprehensives are nearby. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, Argos, Next and Boots. South Bristol Sports Centre at West Town Lane provides a good range of facilities, which include all weather football/hockey pitches, rugby pitches, bowling green and gym.

**DESCRIPTION:**

Situated in a sought after location, this four bedroom end link detached family home requires only an internal viewing to be appreciated. In recent years both the kitchen & bathroom have been replaced, and decorating upgraded. The property offers both gas fired central heating & double glazing, together with a garage, parking and an enclosed rear garden. Call the sole selling agent to arrange your appointment.

**HALLWAY:**

Double glazed composite entrance door, opaque full height double glazed window to the front, double panelled radiator, understair storage, luxury file tile flooring, staircase rising to the first floor.

**CLOAKROOM:**

High level opaque double glazed window to the side, fitted with a white close coupled W.C with integrated wash hand basin, half height tiling.

**LIVING ROOM: 16' 10" x 12' 3" (5.13m x 3.73m)**

Two sets of double glazed French doors with fitted vertical blinds, overlooking and giving access onto the rear garden, double panelled radiator, television point.

**KITCHEN/BREAKFAST ROOM: 17' 3" x 10' 9" (5.25m x 3.27m)**

Double glazed windows to the front and side (each with fitted venetian blind). The kitchen has been completely refitted with a range of Grey fronted wall and base fitted units with contrasting worktop surfaces, inset 1.5 bowled single drainer sink unit, built in single oven, combination microwave/oven/grill, four ring glass hob with cooker hood over, also integrated fridge and freezer, luxury file tile flooring, designer radiator, recessed low voltage spotlights.

**FIRST FLOOR LANDING:**

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

**BEDROOM ONE: 13' 0" x 10' 3" (3.96m x 3.12m)**

Double glazed window to the front, enjoying the view of the Dundry hillside, designer radiator.

**BEDROOM TWO: 10' 6" x 10' 3" (3.20m x 3.12m)**

Double glazed window to the rear, with a view over adjoining parkland, designer radiator.

**BEDROOM THREE: 10' 5" x 6' 6" (3.17m x 1.98m)**

Double glazed window to the rear with similar view to bedroom two, designer radiator.

**BEDROOM FOUR: 7' 5" x 6' 6" (2.26m x 1.98m)**

Double glazed window to the front, built in over stair storage cupboard, designer radiator.

**BATHROOM:**

Double glazed window to the side with fitted venetian blind. The bathroom has been refitted with a White suite comprising of a 'P' shape bath with glass shower screen and mixer shower, vanity wash hand basin, close coupled W.C, extensive tiling, recessed low voltage spotlights, designer radiator.

**FRONT GARDEN:**

The front garden is laid to Tarmac providing off road parking for two to three cars and gives access to the garage.

**GARAGE:**

There is a single garage attached to the side, having a metal up and over door.

**REAR GARDEN:**

At the rear is a garden enclosed by a combination of fencing and walling, having an area of patio immediately adjacent to the house, with a good size area of lawn with surrounding flowerbed.



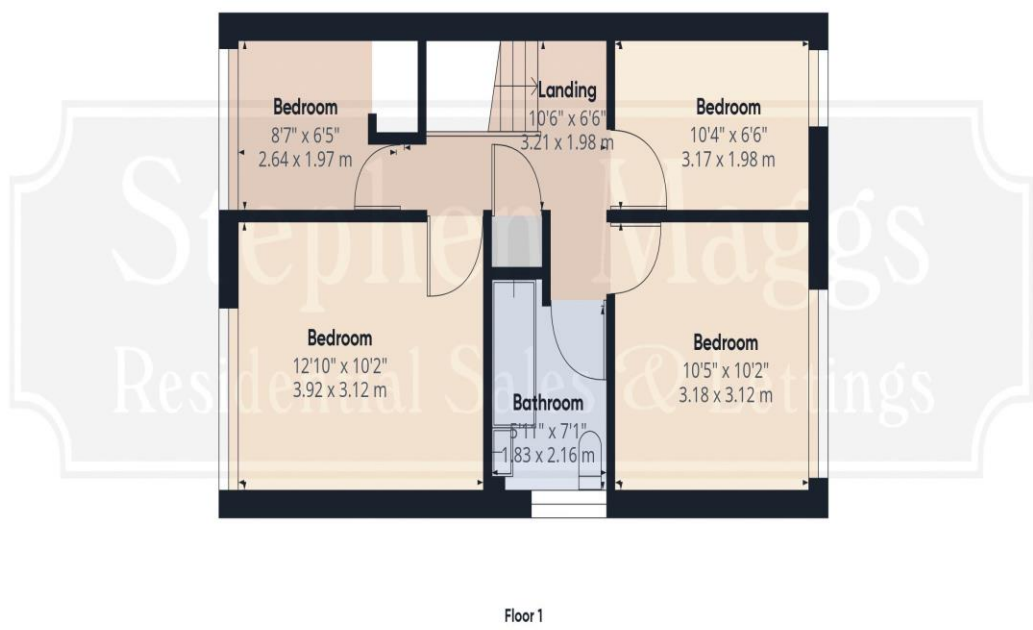
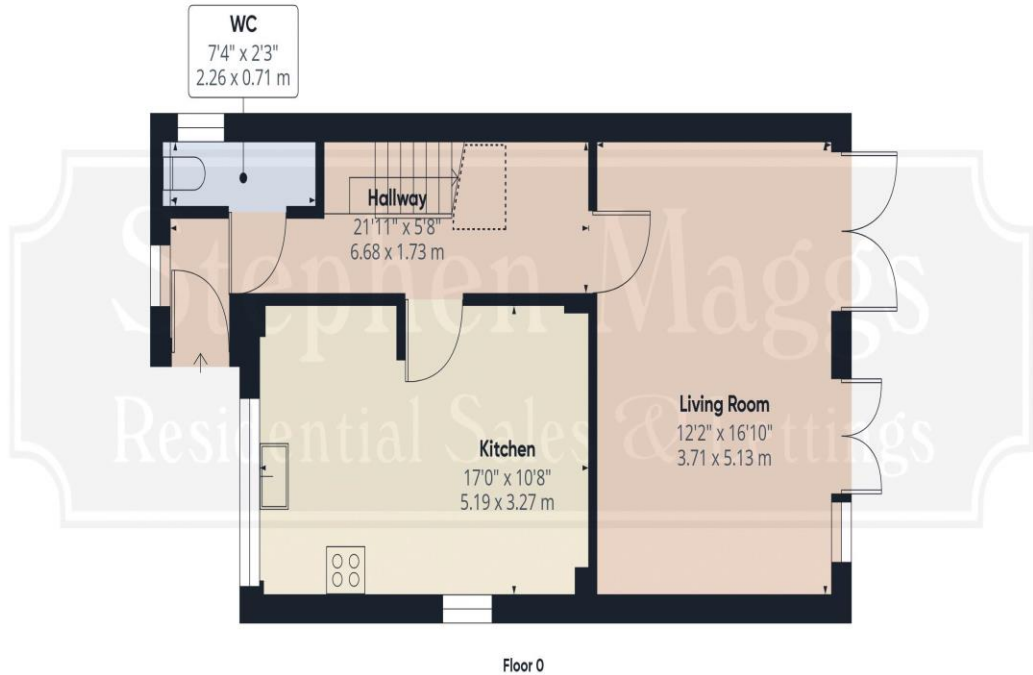
The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

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Residential Sales & Lettings

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.



**Approximate total area<sup>††</sup>**  
1008.94 ft<sup>2</sup>  
93.73 m<sup>2</sup>

**Reduced headroom**  
8.06 ft<sup>2</sup>  
0.75 m<sup>2</sup>

Excluding balconies and terraces

<sup>††</sup> Reduced headroom (below 1.5m/4.92ft)

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)

51, Dakota Drive  
BRISTOL  
BS14 0TE

Energy rating

C

Valid until: 17 May 2030

Certificate number: 9888-1021-6225-7990-1284

Property type

Detached house

Total floor area

96 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 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		83 B
69-80	C	69 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