

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**239 Stockwood Lane
Stockwood
Bristol BS14 8NF**

**An EXTENDED DETACHED bungalow, situated on Stockwood Lane, REQUIRING
A COMPLETE PROGRAM OF UPDATING**



REF: ASW5432

Guide Price £350,000

Large extended 3 bed detached bungalow * Flexible accommodation depending on requirements * Program of updating required * Gas central heating & double glazing * Garage & parking * Council tax band: E * EPC rating: 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:

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 truly is a 'one off' property. Having been extended, the accommodation offered by this three bedroom detached bungalow is larger than it looks. Requiring a program of updating, the property offers the opportunity to put your own stamp on to it. A high level of interest is anticipated, so arrange your accompanied viewing without delay!

ENTRANCE PORCH:

Double glazed entrance door, double glazed window to the front and side, laminated flooring, wooden door to:

HALLWAY:

Double glazed window to the front, single panelled radiator, dado rail, glazed door to inner hallway which gives access to all bedrooms and the bathroom, door to:

KITCHEN: 14' 1" x 12' 5" (4.29m x 3.78m)

Double glazed window overlooking the porch at the front, double glazed window overlooking the conservatory at the rear. Fitted with a range of Maple effect wall and base units with worktop surface, inset stainless steel 1.5 bowl single drainer sink unit, built-in single oven with hob and cooker hood over, integrated dishwasher, integrated fridge, double panelled radiator, cupboard housing a 'Worcester' gas fired combination boiler supplying central heating and domestic hot water, door to:

LIVING ROOM: 14' 2" x 12' 5" (4.31m x 3.78m)

'John Baines' fireplace with electric focal point fire, panelled radiator, television point, double glazed windows to front and rear, glazed double doors to:

DINING ROOM: 11' 10" x 7' 10" (3.60m x 2.39m)

Double glazed window to the front, double glazed French doors overlooking and giving access to the garden at the side, single panelled radiator, archway to:

SITTING ROOM: 11' 9" x 8' 5" (3.58m x 2.56m)

Double glazed window to the side and rear, single panelled radiator, door to an inner lobby.

WORTH NOTING:

If the wall between the dining room and sitting room were to be removed, a very good size reception room could be created.

INNER LOBBY:

Window to the side and door to:

CLOAKROOM:

Opaque double glazed window to the rear fitted with a low level W.C, pedestal wash hand basin, single panel radiator.

CONSERVATORY: 13' 2" x 8' 10" (4.01m x 2.69m)

Accessed from the kitchen. Polycarbonate roof with a tiled floor, double panelled radiator, doors giving access onto the garden at the rear, fitted units and plumbing for automatic washing machine.

INNER HALLWAY:

Accessed from the main hallway. Double panelled radiator, access to the loft space, doors to remaining accommodation.

BEDROOM ONE: 11' 8" x 11' 0" (3.55m x 3.35m)

Double glazed bow window to the front with deep display cil, single panelled radiator, dado rail.

BEDROOM TWO: 11' 0" x 9' 5" (3.35m x 2.87m)

Double glazed window to the side, sliding door and window giving access to small porch, single panelled radiator.

BEDROOM THREE: 11' 0" x 6' 6" (3.35m x 1.98m)

Double glazed window to the side, single panelled radiator.

BATHROOM:

High level double glazed window to the rear, fitted with a corner shower cubicle, pedestal wash hand basin, close coupled W.C, tiled walls, panelled radiator.

FRONT GARDEN:

The front garden is divided into two areas, the first is enclosed by a low boundary wall laid to imprinted concrete providing off road parking for two cars giving access to the garage, with a gate and railings leading to a second area, again enclosed with walling and laid to paving with flowerbed and shrubbery, this extends to the side of the bungalow where there is another area laid primarily to paving, with palm tree and conifer box hedges.

REAR GARDEN:

At the rear is another area laid to paving with flower border, small area of lawn, side area is laid to Tarmac leading to the rear of the garage.

GARAGE:

There is a single garage attached at the side, having a metal up and over door, power and light connected, housing the gas meter, rear personal door.

N.B:

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



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.

Stephen Maggs
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 or cliff@stephenmaggs.co.uk before any offer is put forward.



Approximate total area⁽¹⁾
1141.15 ft²
106.02 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)

239 Stockwood Lane
BRISTOL
BS14 8NF

Energy rating

D

Valid until:

7 March 2034

Certificate
number:

**5803-6034-5002-0107-
0906**

Property type

Detached bungalow

Total floor area

95 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 D. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		