

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

Hillview Hillcrest Pensford Bristol BS39 4AU

A rare opportunity has arisen to purchase this THREE BEDROOM DETACHED BUNGALOW in this highly sought-after VILLAGE location.



REF: ASW5438

Guide Price £385,000

Detached Bungalow * Village Location * Three Bedrooms * Kitchen Dining Area * Lounge * Shower Room * Enclosed Garden * Parking * EPC Rating - E * 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:

The village of PENSFORD lies in the Chew Valley with the River Chew flowing through the Centre, and offers a Post Office, Primary School (Chew Valley School Catchment), Parish Church, three Public Houses and a Village Hall. The predominant feature of the Village is the disused railway viaduct.

DESCRIPTION:

An immaculately presented Detached three bedroom Bungalow set in this very popular village. If your looking for a bungalow this one will be hard to beat with views over the rooftops and over the valley. In brief this detached bungalow has three bedrooms, open plan kitchen dining area, lounge, shower room, enclosed garden and off street parking.

ENTRANCE:

Part glazed composite door into:

HALLWAY:

Doors off to accommodation, loft access.

BEDROOM THREE: 11' 10" x 7' 6" (3.60m x 2.28m)

Upvc double glazed windows to the front, radiator.

BEDROOM TWO: 12' 4" x 11' 10" (3.76m x 3.60m)

Upvc double glazed window to the side, radiator.

SHOWER ROOM:

With walk-in electric shower, low level W.C, pedestal wash hand basin, tiled walls and tiled floor, radiator, airing cupboard.

LOUNGE: 13' 8" x 13' 0" (4.16m x 3.96m)

Upvc double glazed window to the front with views across Pensford, T.V point, ceiling coving, door leading to:

KITCHEN/DINER: 26' 0" x 10' 7" (7.92m x 3.22m)

Spotlighting, radiator, tiled floor throughout, Upvc double glazed Bi-fold doors leading to the garden, T.V point. The kitchen is fitted with a range of wall and base units with work surface over, stainless steel sink drainer with mixer tap, Upvc double glazed window to rear, tiled splashbacks, integrated dishwasher, cupboard housing the boiler.

MASTER BEDROOM: 12' 3" x 10' 4" (3.73m x 3.15m)

Upvc double glazed window to front again with views over Pensford Valley. Radiator, newly fitted wardrobes.

UTILITY AREA:

Door to rear, two opaque double glazed window to the side, space and plumbing for automatic washing machine, space for tumble dryer, base units with work surface over, 1.5 bowl sink drainer with mixer tap.

REAR GARDEN:

The rear garden is enclosed by wooded fence panelling, mainly laid to artificial grass with patio area.

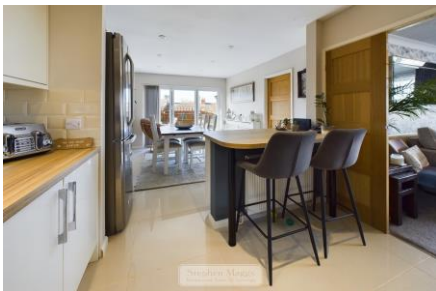
FRONT GARDEN:

Parking space for one vehicle to the front with additional parking to the side, the property benefits from oil central heating, the oil tank is located outside to the side of the property.

AGENTS NOTES

The double glazing and bi-fold doors have been recently fitted.

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



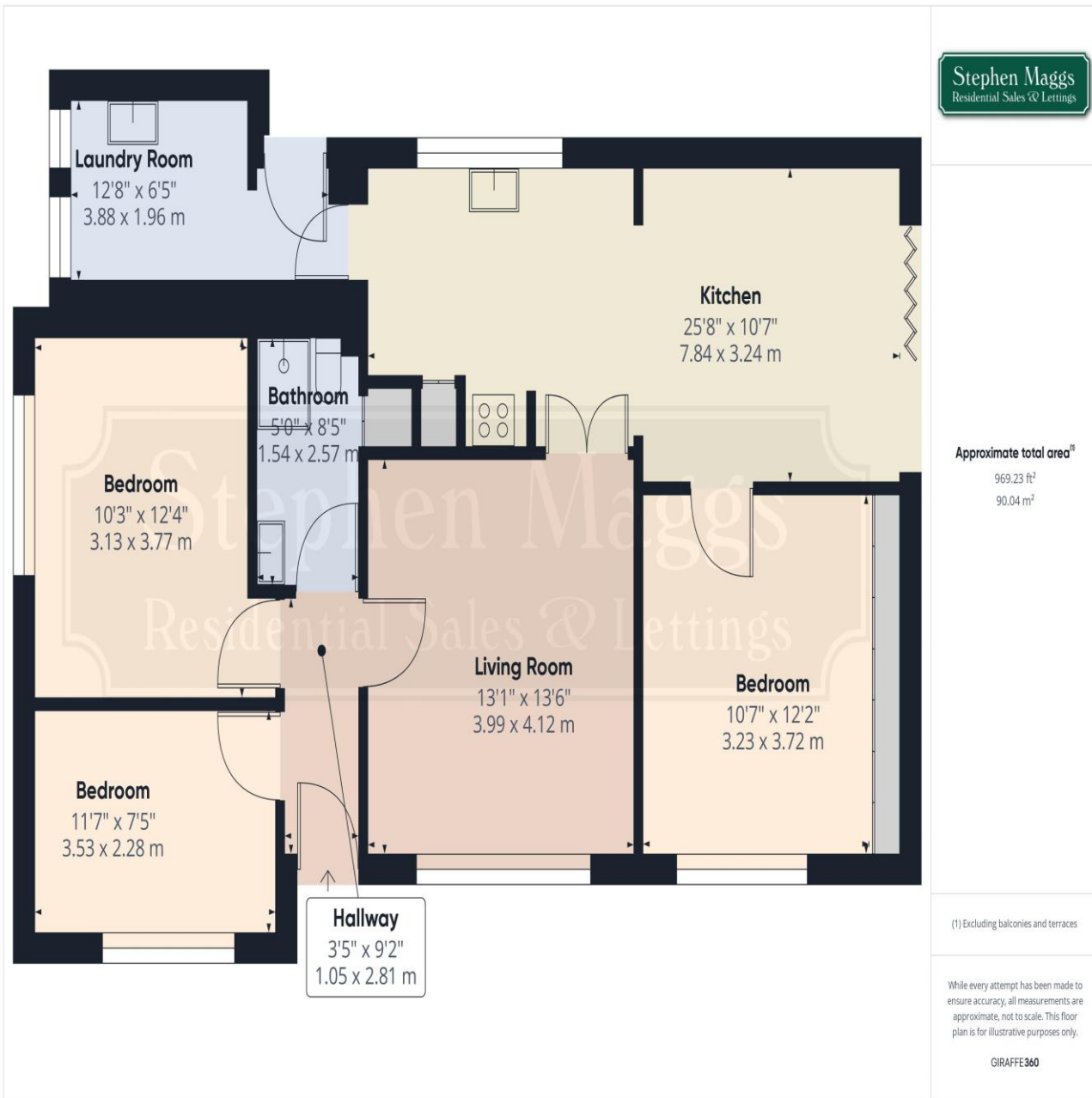
The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

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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.



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)

Hillview Hillcrest Pensford BRISTOL BS39 4AU	Energy rating	Valid until:	17 March 2029
	E	Certificate number:	8741-7327-6040-7348-4992

Property type	Detached bungalow
Total floor area	91 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 E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 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