

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

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

**LINK-DETACHED four bedroom family home set in this very popular and highly sought after location.**



REF: ASW5441

**Asking Price £445,000**

**Link-Detached \* Desirable Location \* Four Bedrooms \* Lounge  
Conservatory \* Kitchen \* Dining Room \* Enclosed Rear Garden  
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



**SITUATION:**

**WHITCHURCH** is situated in South Bristol and is served by Public Transport to Bristol, Bath and local areas. Whitchurch has a Health Centre, local shops and an Asda Superstore. Whitchurch is served by many Primary Schools and Comprehensives nearby. Easy access to Imperial Park retail centre at Hartcliffe Way provides a wide range of stores which include B & Q, M & S food store, Argos, Boots, Next, Costa Coffee, Home Sense and a useful Gym with a swimming pool. South Bristol Sports Centre at West Town Lane also provides a good range of facilities, which include all weather football/hockey pitches, rugby pitches, bowling green and gym.

**DESCRIPTION:**

We are pleased to bring to the market this four-bedroom link-detached family home, benefiting from having a separate kitchen, dining room, lounge, conservatory, cloakroom, shower room, a private and enclosed rear garden with lawn and patio area along with access to the single garage, to the front of the property there is ample off-street parking. Don't miss out book you're viewing early in order to avoid disappointment.

**ENTRANCE:**

Opaque Upvc double glazed door into:

**HALLWAY:**

With stairs rising to first floor, storage cupboard, radiator, engineered wood flooring, door off to:

**CLOAKROOM:**

Low level W.C, double glazed opaque window to side, radiator, tiled walls, sink mounted on vanity unit, wall mounted cupboard, engineered wooden floor.

**DINING ROOM: 13' 9" x 9' 6" (4.19m x 2.89m)**

Upvc double glazed window to side, radiator, T.V point, engineered wooden flooring, understair, storage cupboard, door to:

**KITCHEN: 12' 2" x 10' 11" (3.71m x 3.32m)**

Upvc double glazed window to front and side, tiled floor, the kitchen is fitted with a range of wall and base units with Granite worksurface, stainless steel sink with mixer tap, space and plumbing for automatic washing machine, space and plumbing for dishwasher, space for tumble dryer, space for Range cooker with hood over, wall mounted boiler.

**LOUNGE: 16' 11" x 12' 3" (5.15m x 3.73m)**

Engineer wooden flooring, radiator, Upvc double glazed window to rear, ceiling coving, wall mounted lighting, T.V point, gas effect fire set in surround, Upvc patio door leading to:

**CONSERVATORY: 17' 6" x 8' 5" (5.33m x 2.56m)**

Upvc double glazed units mounted to dwarf walling, tiled flooring throughout, two radiators, wall lighting, French doors leading to rear garden.

**REAR GARDEN:**

Mainly laid to lawn with patio area, enclosed by wooded fencing and hedging, curtesy door leading to garage.

**FIRST FLOOR LANDING:**

With loft access, not boarded and no ladder, door off to accommodation. Airing cupboard and additional storage cupboard.

**BEDROOM ONE: 13' 2" x 10' 4" (4.01m x 3.15m)**

Upvc double glazed window to front, radiator, T.V point.

**BEDROOM TWO: 10' 5" x 10' 5" (3.17m x 3.17m)**

Upvc double glazed window to rear, radiator, laminate flooring.

**BEDROOM THREE: 10' 5" x 6' 4" (3.17m x 1.93m)**

Upvc double glazed window to rear, radiator, laminate flooring.

**BEDROOM FOUR: 9' 3" x 6' 5" (2.82m x 1.95m)**

Upvc double glazed window to front, radiator, laminate flooring, storage cupboard.

**SHOWER ROOM: 6' 3" x 5' 10" (1.90m x 1.78m)**

Opaque Upvc double glazed window to side, tiled floor and walls, spotlighting, extractor fan, shower cubicle, heated towel rail, low level W.C, wash hand basin set on vanity unit.

**FRONT GARDEN:**

Front garden enclosed by hedging and walling, block paved driveway leading to front door and garage giving ample off street parking.

**AGENTS NOTE**

Plans have been drawn up to extend the property to the rear within permitted development guide lines.

**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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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.



**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)

45 Dakota Drive BRISTOL BS14 0TE	Energy rating <b>C</b>	Valid until: <b>10 April 2034</b>
		Certificate number: <b>0948-0200-3304-6918-0900</b>

Property type	Detached house
Total floor area	102 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	71 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

## Breakdown of property's energy performance