

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**2 Warman Road
Stockwood
Bristol BS14 8NA**

An EXTENDED FOUR BEDROOM CHALET, situated in a sought part of Stockwood, offering EXTREMELY SPACIOUS ACCOMMODATION, that must be viewed internally to be appreciated.



REF: ASW5449

Asking Price £380,000

Sought After Location * Four Bedrooms & Two reception rooms * Kitchen & Conservatory * Two Bathrooms * Off Street Parking & Garage * Gas Central Heating & double glazing * Council tax band: C * 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 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 four bedroom chalet style semi detached offers a South facing garden and is situated in one of the most sought after roads in Stockwood, and has been lovingly maintained and improved over many years, in brief this property offers 4/5 bedrooms, two bathrooms, two reception rooms, conservatory, well appointed kitchen, off street parking and single garage, only an internal viewing to be appreciated.

ENTRANCE:

Part obscure Upvc double glazed door into:

HALLWAY:

Radiator, staircase rising to the first floor, double glazed window to side, cupboard housing consumer unit and meters, doors off to living accommodation.

DINING ROOM: 10' 11" x 10' 7" (3.32m x 3.22m)

Double glazed bow window to front, radiator, ceiling coving, understair storage cupboard.

GROUND FLOOR SHOWER ROOM:

Two obscure double glazed windows to side, corner shower unit, heated towel rail, low level W.C, sink set in vanity unit, spotlighting, tiles to water sensitive areas, tiled floor, shower is electric.

KITCHEN: maximum measurements 18' 8" x 7' 11" (5.69m x 2.41m)

Part obscure double glazed door leading to a side porch, double glazed window to rear, radiator, ceiling coving. The kitchen is fitted with a range wall and base units with roll top work surfaces, composite 1.5 bowl sink drainer with mixer tap, double glazed window overlooking the garden, space and plumbing for automatic washing machine, space and plumbing for dishwasher, built in electric oven, built in electric hob with hood over, double glazed porch to garden with part double glazed upvc door, archway leading to:

LIVING ROOM: 18' 10" x 10' 11" (5.74m x 3.32m)

Ceiling coving, T.V point, double glazed patio doors leading to:

CONSERVATORY: 15' 7" x 8' 10" (4.75m x 2.69m)

Upvc built on dwarf wall with power, radiator and underfloor heating, patio doors leading to Courtyard.

FIRST FLOOR LANDING:

Loft access, part boarded loft with pull down ladder, Combi boiler in the roof space, storage cupboard, ceiling coving, doors off to further living accommodation.

BEDROOM ONE: 16' 3" x 11' 0" (4.95m x 3.35m)

Upvc double glazed window to rear, radiator, ceiling coving, T.V point.

BEDROOM TWO: 11' 0" x 10' 8" (3.35m x 3.25m)

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

BEDROOM THREE: 10' 5" x 7' 11" (3.17m x 2.41m)

Ceiling coving, radiator, double glazed window to side, T.V point.

BEDROOM FOUR: 8' 11" x 8' 0" (2.72m x 2.44m)

Double glazed window to side, radiator, ceiling coving, fitted wardrobes.

FAMILY BATHROOM: 10' 7" x 5' 2" (3.22m x 1.57m)

Double glazed obscure window to side, low level W.C, panelled bath with shower head, sink set in vanity unit, ceiling coving, heated towel rail, tiles to water sensitive areas.

FRONT GARDEN:

Garden enclosed by walling, path leading to front door, low maintenance gravelled areas with mature planted shrubs.

MAIN SIDE GARDEN:

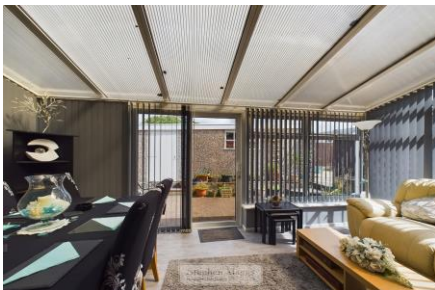
Patio areas, raised pond, enclosed by walling and fencing, raised border with mature shrubs, gated side access, outside tap and power.

REAR GARDEN:

Courtyard garden, enclosed fencing, gated access leading to driveway for two vehicles.

GARAGE:

With up and over door, side courtesy door and window with power.

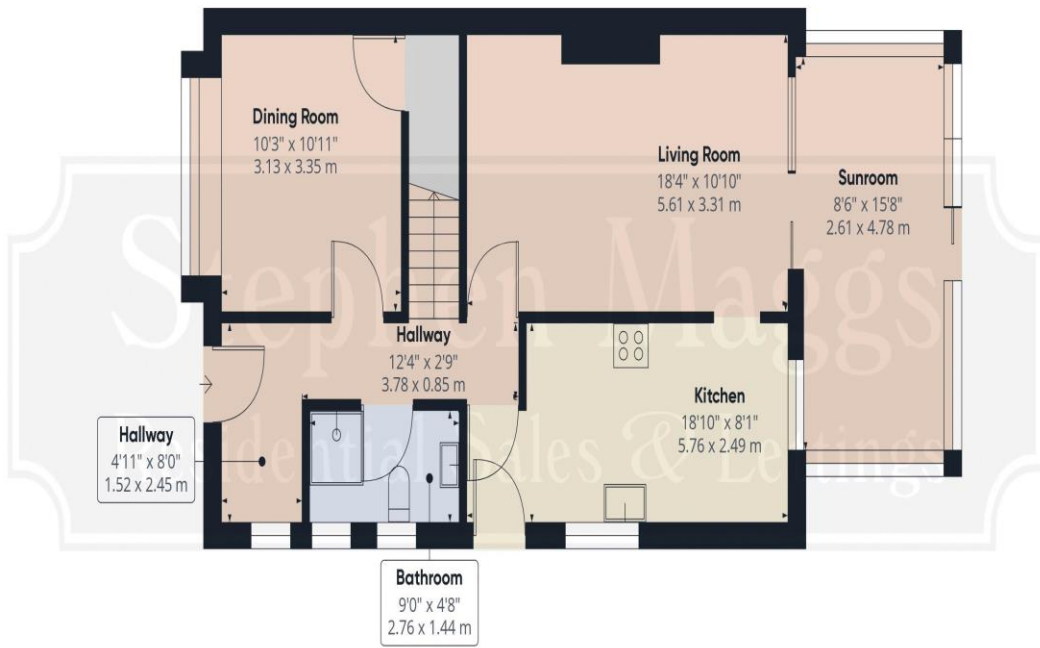




If you are interested in putting an offer in on this property, I will need the following information from you first.

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 before any offer is put forward.

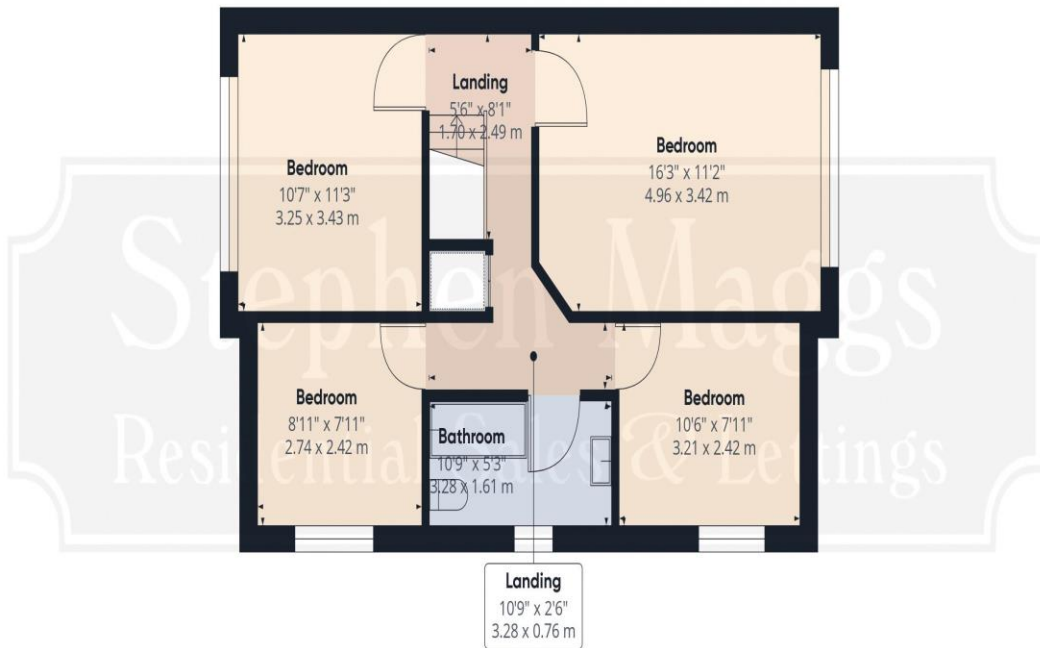


Floor 0

Approximate total area⁽¹⁾

1361.34 ft²

126.47 m²



Floor 1

(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.

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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

2, Warman Road, BRISTOL, BS14 8NA

Dwelling type: Semi-detached house
Date of assessment: 20 August 2020
Date of certificate: 20 August 2020

Reference number: 8907-3507-1122-7927-2803
Type of assessment: RdSAP, existing dwelling
Total floor area: 117 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,556

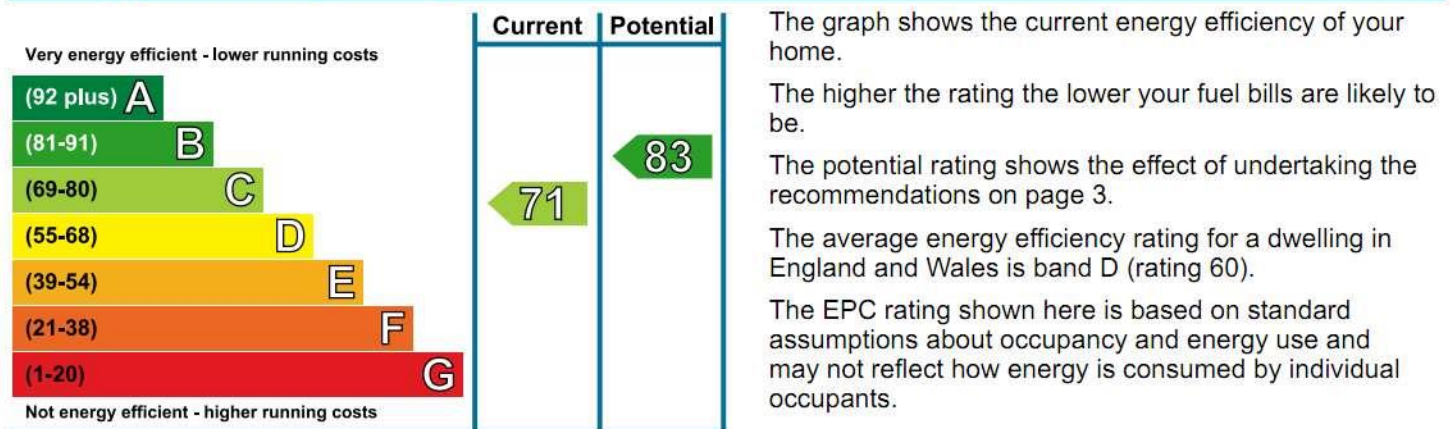
Over 3 years you could save £ 312

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 294 over 3 years	
Heating	£ 1,971 over 3 years	£ 1,752 over 3 years	
Hot Water	£ 291 over 3 years	£ 198 over 3 years	
Totals	£ 2,556	£ 2,244	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 216
2 Solar water heating	£4,000 - £6,000	£ 90
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,053

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.