

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**164 Stockwood Lane
Stockwood
Bristol BS14 8TA**

This NICELY PRESENTED three bedroom semi detached offers accommodation that is LARGER THAN THE AVERAGE in this area, and requires an early INTERNAL VIEWING to be appreciated.



REF: ASW5454

Offers in Excess of £300,000

Through Lounge/Dining Room * Good Size Kitchen * Side Conservatory * Three Bedrooms * Larger Than Average Bathroom * 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:

An internal viewing is a must to appreciate the size of accommodation on offer. Boasting both gas central heating & double glazing, this fine property enjoys generous parking and a garage, together with an enclosed rear garden. Call to book your accompanied viewing without delay!

ENTRANCE PORCH:

Double glazed leaded sliding entrance door and sidescreen, tiled floor, further double glazed door and sidescreen into:

HALLWAY:

Single panelled radiator, fitted display cupboard concealing the electric meters, laminated timber flooring, central heating thermostat, staircase rising to first floor, door to:

LOUNGE/DINING ROOM:**LOUNGE AREA: 14' 9" x 13' 5" lounge area maximum measurements (4.49m x 4.09m)**

Double glazed window to the front with fitted vertical blind, gas coal effect fire set to decorative fireplace, double panelled radiator, laminated timber flooring, television point, coved ceiling, archway to:

DINING AREA: 11' 11" x 8' 5" (3.63m x 2.56m)

Double glazed patio door overlooking and giving access onto the rear garden with fitted vertical blind, double panelled radiator, continuation of laminated timber flooring from the living room, door to:

KITCHEN: 9' 5" x 9' 4" (2.87m x 2.84m)

Double glazed window with fitted vertical blind to the rear. Fitted with a range of Beech effect wall units with fitted cornice and light pelmets concealing work surface lighting, base fitted units with contrasting roll edged worktop surfaces, inset single drainer sink unit with mixer tap, gas cooker point with cooker hood over, space and plumbing for automatic washing machine, double panelled radiator, recess for fridge/freezer, good size built in under stair storage cupboard, half glazed door to:

SIDE CONSERVATORY:

Polycarbonate roof, double glazed door giving access to the rear garden, single panelled radiator, personal door to:

FIRST FLOOR LANDING:

Double glazed window to the side with fitted vertical blind, cupboard housing a Vaillant gas fired combination boiler supplying central heating and domestic hot water, doors to first floor accommodation, access to loft space with retractable wooden ladder with light.

BEDROOM ONE: 13' 6" x 9' 9" (4.11m x 2.97m)

Double glazed window to the front with fitted vertical blind, fitted bedroom furniture comprising wardrobes with overhead storage cupboards forming a double bed recess, single panelled radiator, laminated timber flooring.

BEDROOM TWO: 12' 1" x 8' 9" (3.68m x 2.66m)

Double glazed window to the rear with fitted vertical blind, single panelled radiator, laminated timber flooring.

BEDROOM THREE: 8' 6" x 8' 0" (2.59m x 2.44m)

Double glazed window to the front with fitted vertical blind, panelled radiator, laminated flooring.

BATHROOM:

A larger than average bathroom incorporating the original bathroom and separate W.C. Two opaque double glazed windows to the rear, refitted in white with a 'P' shaped bath with glass shower screen and mixer tap shower, vanity wash hand basin, close coupled W.C, tiled walls, ladder style radiator.

FRONT GARDEN:

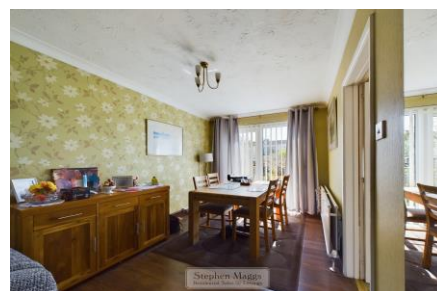
The front is laid to tarmac providing parking for three vehicles, giving access to the garage, and a pathway with a gate which gives access to the rear garden.

GARAGE:

Single garage attached to the side having a metal up and over door, power and light, gas meter, side window and personal door returning to the conservatory.

REAR GARDEN:

At the rear is a garden enclosed with lapwood fencing, having patio immediately adjacent to the house with outside floodlight, the remainder is laid to a combination of lawn, flowerbed and gravel, with small timber garden shed.





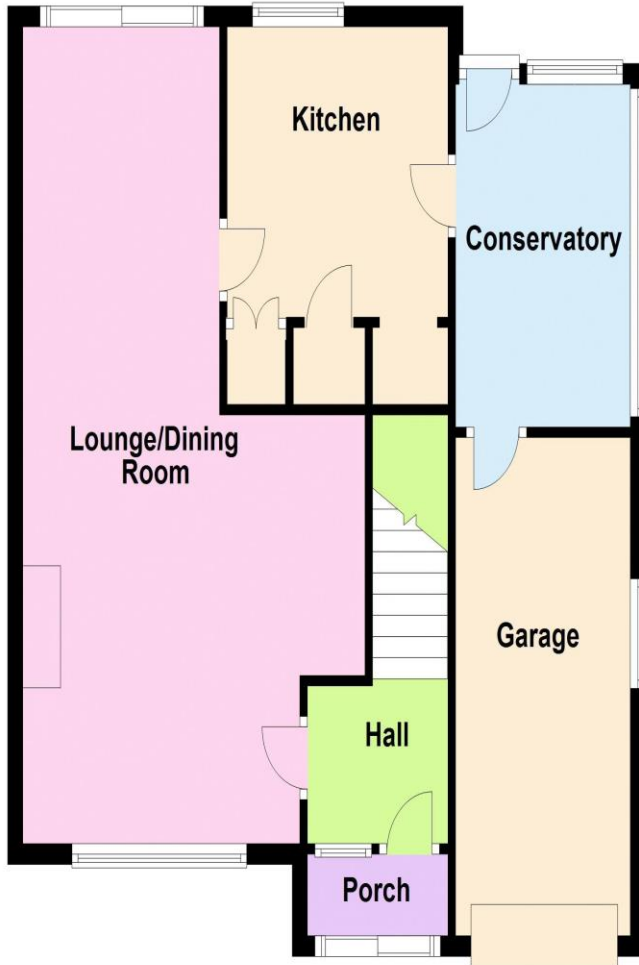
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If you are interested in putting an offer in on this property, I will need the following information from you first.

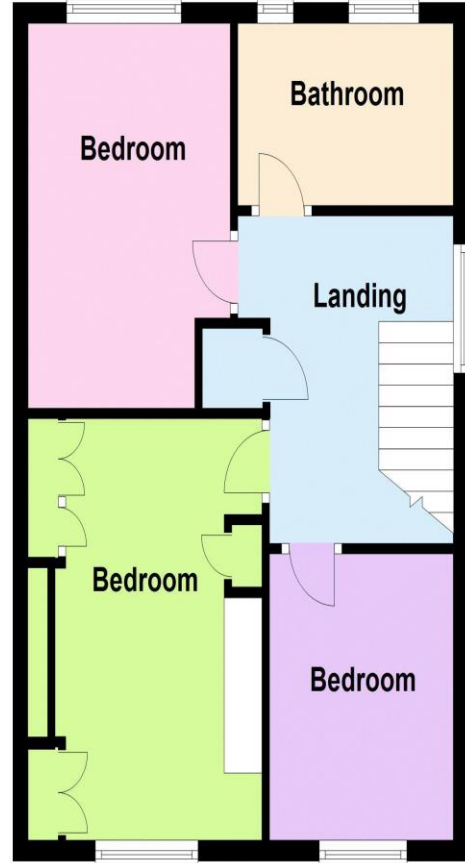
1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

This information will need to be emailed to nigel@stephenmaggs.co.uk before any offer is put forward.

Ground Floor



First Floor



This plan is for illustrative purposes only. Whilst every care has been taken to ensure the accuracy of the floor plan, measurements, door/window positions and rooms are approximate and no responsibility is taken for any error.
Plan produced using PlanUp.

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)

164 Stockwood Lane
BRISTOL
BS14 8TA

Energy rating

C

Valid until:

8 May 2034

Certificate
number:

6020-0055-0136-1008-
0443

Property type

Semi-detached house

Total floor area

87 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 | | 82 B |
| 69-80 | C | 79 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