

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**20 Bagnell Road
Stockwood
Bristol BS14 8QA**

MUCH LARGER than it looks! This detached family home has been EXTENDED TO FOUR BEDROOMS, and offers very well presented, spacious accommodation that MUST BE VIEWED!



REF: ASW5456

Asking Price £440,000

Extended four bedroom detached * Very spacious living accommodation * 17'7 x 15'6 living room * Gas central heating * Double glazing * Large garage with additional parking * VIEWING A MUST * 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 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:

Every now and then a property comes along that is very different to all others around it. This is one of those times. This detached family home was originally built with three bedrooms, but boasting a double storey extension to the rear, now offers four bedrooms, with extremely spacious ground floor living accommodation. In addition there is a larger than average garage with workshop area. Only by viewing internally can you full appreciate all that is on offer. Call to book your accompanied viewing without delay!

ENTRANCE PORCH:

A large porch approached via a composite glazed front door, tiled flooring, dado rail, door to:

LIVING ROOM: 17' 7" x 15' 6" (5.36m x 4.72m)

This room has been enlarged from the original by incorporating the original hallway and also part of the original dining room. Double glazed windows to the front and side (each with a fitted vertical blind), recessed log effect gas fire, two panelled radiators, dado rail, television point, coved ceiling, staircase rising to the first floor with built in understair cupboard.

KITCHEN: 17' 6" x 10' 8" narrowing to 8' (5.33m x 3.25m)

Double glazed window to the side with fitted vertical blind. The kitchen is fitted with a comprehensive range of cream fronted wall units with fitted cornice and light pelmets, base fitted units with wood block effect worktop surfaces, inset 1.5 bowled single drainer sink unit, integrated dishwasher, fridge and freezer, seven burner multifuel cooking range that is available by separate negotiation, fitted fixed hood over, panelled radiator, laminated timber flooring, square opening to:

DINING ROOM: 11' 8" x 8' 7" (3.55m x 2.61m)

Continuation of laminated flooring from the kitchen, double glazed window with fitted vertical blind and double glazed French door with fitted vertical blind overlooking and giving access onto the rear garden, panelled radiator, television point, door to:

CLOAKROOM:

Opaque double glazed window to the side, fitted with a white close W.C, vanity wash hand basin, panelled radiator, electric extractor fan, space and plumbing for automatic washing machine.

FIRST FLOOR LANDING:

Double glazed window to the side with fitted vertical blind, access to loft space with light and retractable wooden ladder, doors to all first floor accommodation.

BEDROOM ONE: 13' 3" x 10' 0" (4.04m x 3.05m)

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

BEDROOM TWO/GUEST BEDROOM: 11' 8" x 8' 6" plus corridor (3.55m x 2.59m)

Double glazed window to the rear with fitted vertical blind, panelled radiator, television point, door to:

EN-SUITE SHOWER ROOM:

Tiled shower cubicle with mixer shower, pedestal wash hand basin, close coupled W.C, electric extractor fan, panelled radiator.

BEDROOM THREE: 10' 7" x 7' 0" (3.22m x 2.13m)

Double glazed window to the side with fitted vertical blind, panelled radiator, fitted wardrobe with sliding doors.

BEDROOM FOUR: 9' 11" x 7' 2" (3.02m x 2.18m)

Double glazed window to the front with fitted vertical blind, panelled radiator, television point.

BATHROOM:

A larger than average bathroom, having an opaque double glazed window to the side with fitted venetian blind. Fitted with a 'P' shaped bath with glass shower screen and mixer shower, pedestal wash hand basin, close coupled W.C, fitted vanity cupboards, tiled walls, ladder style radiator.

FRONT GARDEN:

The property enjoys a very wide frontage, enclosed by a wooden fence and laid predominantly to two areas of lawn, beside which is a tarmac driveway providing off road parking for several cars leading to the garage. There is a gate which gives access to the rear garden.

REAR GARDEN:

Enclosed with lapwood fencing, having an area laid to decking with the remainder laid to paving, this area extends to the side of the property where there is a water point, personal door to the garage. There is also a summerhouse situated in the rear corner of the garden, it is of timber construction with Upvc double glazed doors and power.

GARAGE: 23' 1" x 12' 10" (7.03m x 3.91m)

A larger than average garage having a metal up and over door which is electrically operated, power and light connected, personal door giving access to the rear garden, and side opening to a useful workshop area which has double glazed window to the side.





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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.

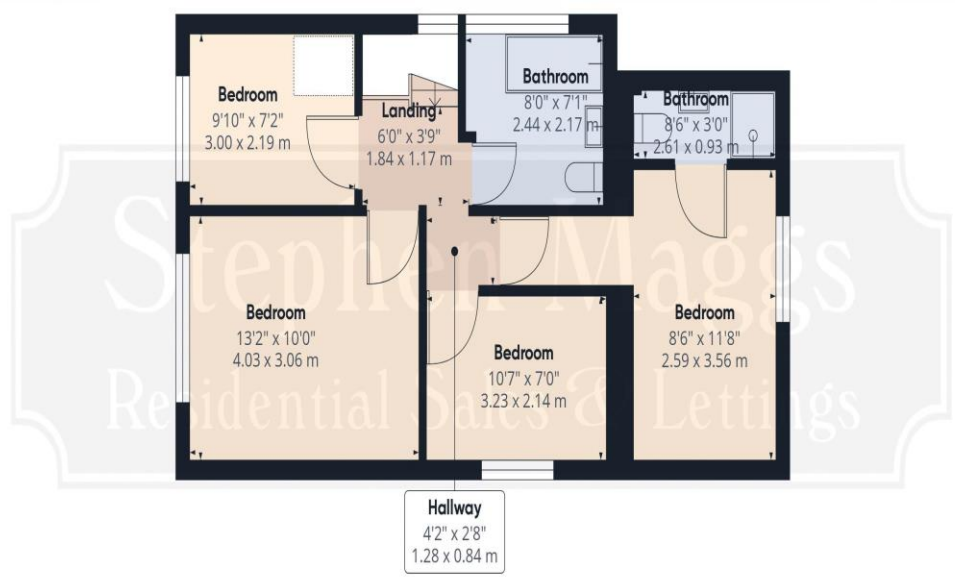
1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

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



Floor 0

Approximate total area¹⁾
1090.89 ft²
101.35 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.

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)

20 Bagnell Road
BRISTOL
BS14 8QA

Energy rating

C

Valid until:

7 October 2031

Certificate
number:

3139-8120-8109-0308-
0202

Property type

Detached house

Total floor area

116 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)

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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	72 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