

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## 4 Bridge Farm Close Whitchurch Bristol BS14 0HF

**Situated in a cul-de-sac on the sought after BRIDGE FARM ESTATE, this extended FOUR BEDROOM family home IS OFFERED FOR SALE WITH NO ONGOING CHAIN, and requires an immediate internal viewing to secure.**



REF: ASW5468

**Guide Price £450,000**

**Extended four bedroom family home \* Living/Dining Room \* Kitchen/Breakfast Room \* Bathroom \* Gas central heating & double glazing \* Pleasant cul-de-sac \* Council tax band: D \* EPC Rating: 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](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:**

Offered for sale without an ongoing chain, this extended four bedroom semi detached family home is situated in a peaceful cul-de-sac, on the sought after Bridge Farm Estate. Enjoying both gas central heating & double glazing, the property is well presented throughout, has an attractive rear garden, with parking for two cars in addition to the integral garage. Call the sole selling agent to arrange your accompanied viewing without delay!

**ENTRANCE PORCH:**

Upvc double glazed entrance door, opaque double glazed window to the front, tiled floor, further double glazed door and sidescreen to:

**HALLWAY:**

Single panelled radiator, telephone point, staircase rising to first floor, door to:

**LIVING/DINING ROOM: 22' 8" x 11' 6" plus recess narrowing to 8' 11" (6.90m x 3.50m)**

Double glazed window to the front with fitted vertical blind, double glazed patio door with fitted vertical blind overlooking and giving access onto the rear garden. Reconstituted marble fireplace with decorative timber surround, housing a coal effect fire with a back boiler supplying central heating and domestic hot water, two double panelled radiators, television point, door to:

**KITCHEN/BREAKFAST ROOM: 15' 11" x 9' 6" narrowing to 7' 8" (4.85m x 2.89m)**

This incorporates part of the side extension, two double glazed windows to the rear with fitted roller blinds. Fitted with an extensive range of beech effect wall and base units with contrasting roll edged worktop surfaces, inset stainless steel 1.5 bowled single drainer sink unit, plumbing for automatic washing machine, built in double oven, five burner gas hob with cooker hood over, integrated dishwasher, fridge and freezer, tiled splashbacks, two single panelled radiators, opaque double glazed door giving access to the side.

**FIRST FLOOR LANDING:**

Access to loft space with retractable ladder, airing cupboard housing a lagged hot water cylinder with fitted immersion heater, single panelled radiator, doors to all first floor accommodation.

**BEDROOM ONE: 11' 6" x 9' 2" (3.50m x 2.79m)**

Double glazed window to the front, fitted with an extensive range of fitted bedroom furniture comprising of wardrobes, overhead storage cupboards forming a bed recess, fitted drawer units with central dressing table, single panelled radiator.

**BEDROOM TWO: 10' 10" x 9' 2" (3.30m x 2.79m)**

Double glazed window to the rear, fitted wardrobes, television point, single panelled radiator.

**BEDROOM THREE: 9' 2" x 8' 4" maximum (2.79m x 2.54m)**

Double glazed window to the front, built in over stair storage cupboard, single panelled radiator.

**BEDROOM FOUR: 17' 4" x 7' 8" (5.28m x 2.34m)**

This occupies the whole of the first floor double storey extension, double glazed windows to the front and rear, two single panelled radiators.

**BATHROOM:**

Opaque double glazed window to the rear with fitted venetian blind. The bathroom is fitted with a white suite comprising of panelled bath with glass shower screen and electric shower over, pedestal wash hand basin, close coupled W.C, extensive tiling, single panelled radiator.

**FRONT GARDEN:**

At the front is a garden laid to lawn with surrounding flower and shrub bed, beside which is a block built driveway providing off road parking for two cars giving access to the garage, and there is a gate that gives access via a side walkway to the rear garden.

**GARAGE:**

There is an integral garage having a metal up and over door, housing both the gas and electric meters, has power and light, a built in storage cupboard situated under the stairs of the main house.

**REAR GARDEN:**

At the rear is an attractive garden having an area of patio immediately adjacent to the house with outside tap, beyond which is a garden laid to lawn with surrounding flower and shrub beds, and a timber garden shed.



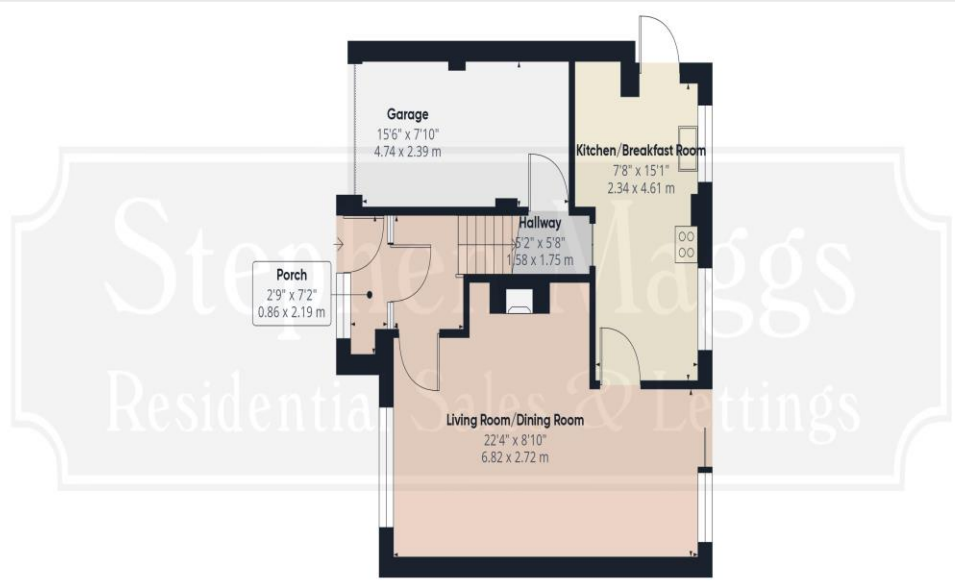


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If you are interested in putting an offer in on this property, I will need the following information from you first.

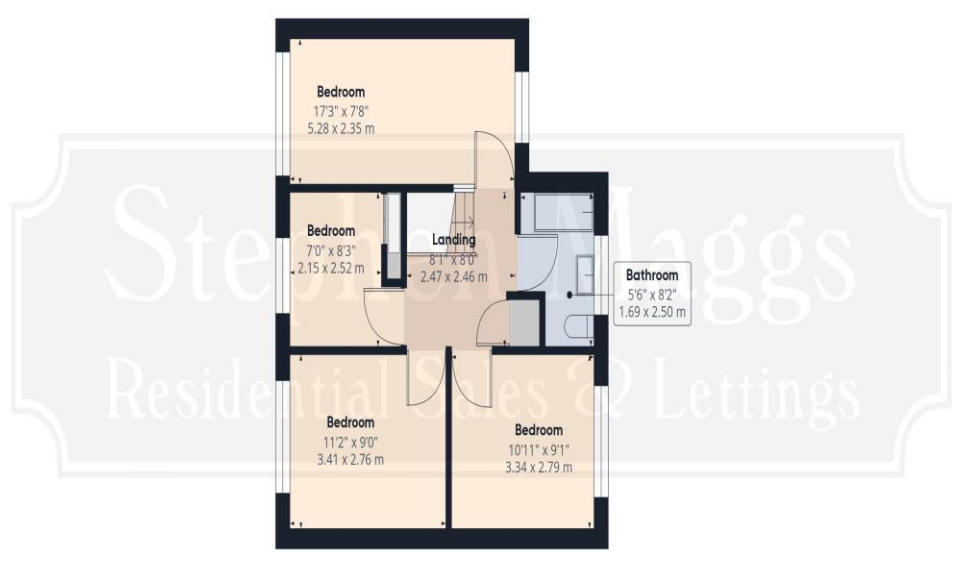
1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

This information will need to be emailed to [nigel@stephenmaggs.co.uk](mailto:nigel@stephenmaggs.co.uk) or before any offer is put forward.



Floor 0

Approximate total area<sup>1)</sup>  
1112.65 ft<sup>2</sup>  
103.37 m<sup>2</sup>



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 (EPC)

4 Bridge Farm Close  
BRISTOL  
BS14 0HF

Energy rating

**D**

Valid until:

**23 June 2034**

Certificate  
number:

**0265-0200-9304-6415-0500**

Property type

Semi-detached house

Total floor area

93 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 D. It has the potential to be B.

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		