

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## **10 Manor House Court Manor House Lane Whitchurch Bristol BS14 9HP**

**Offered for sale chain free, this ONE BEDROOM apartment would make an ideal first purchase or investment, and comes with an ALLOCATED PARKING SPACE.**



REF: ASW5472

**Asking Price £155,000**

**One Bed Apartment \* Double Glazing & Gas Central Heating \* Allocated Parking Space \* Communal Garden \* No Onward Chain  
Council Tax Band: A \* 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:**

This one bedroom first floor offers a chance to own your first home, or could suit an investor. The property comes without the complication of an ongoing chain, offers gas central heating, double glazing, and an allocated parking space. Call to book your accompanied viewing appointment.

**ENTRANCE:**

Communal entrance door with security entry phone, staircase rising to first floor, door to number 10.

**HALLWAY:**

Security entry phone, single panelled radiator, double glazed window to the front with fitted venetian blind, central heating control unit, cupboard housing a Worcester gas fired combination boiler supplying central heating and domestic hot water.

**LIVING ROOM: 14' 5" x 11' 6" (4.39m x 3.50m)**

Double glazed window to the rear with fitted venetian blind, double panelled radiator, television point, second radiator, doorway to:

**KITCHEN: 7' 11" x 5' 9" (2.41m x 1.75m)**

Double glazed window to the front with fitted venetian blind, white fronted wall and base units with roll edge worktop surfaces, inset stainless steel single drainer sink unit, plumbing for automatic washing machine, electric cooker point, tiled floor.

**BEDROOM: 11' 8" x 10' 2" (3.55m x 3.10m)**

Double glazed window to the rear with fitted venetian blind, double panelled radiator.

**BATHROOM:**

A larger than average bathroom having a white panelled bath with glass shower screen and mixer shower, vanity wash hand basin, W.C with concealed cistern, extractor fan, built in storage cupboard.

**OUTSIDE:**

The property has access to a good size communal garden at the rear, with lock up bin and bike stores, and there is a **ALLOCATED PARKING** space for one vehicle.



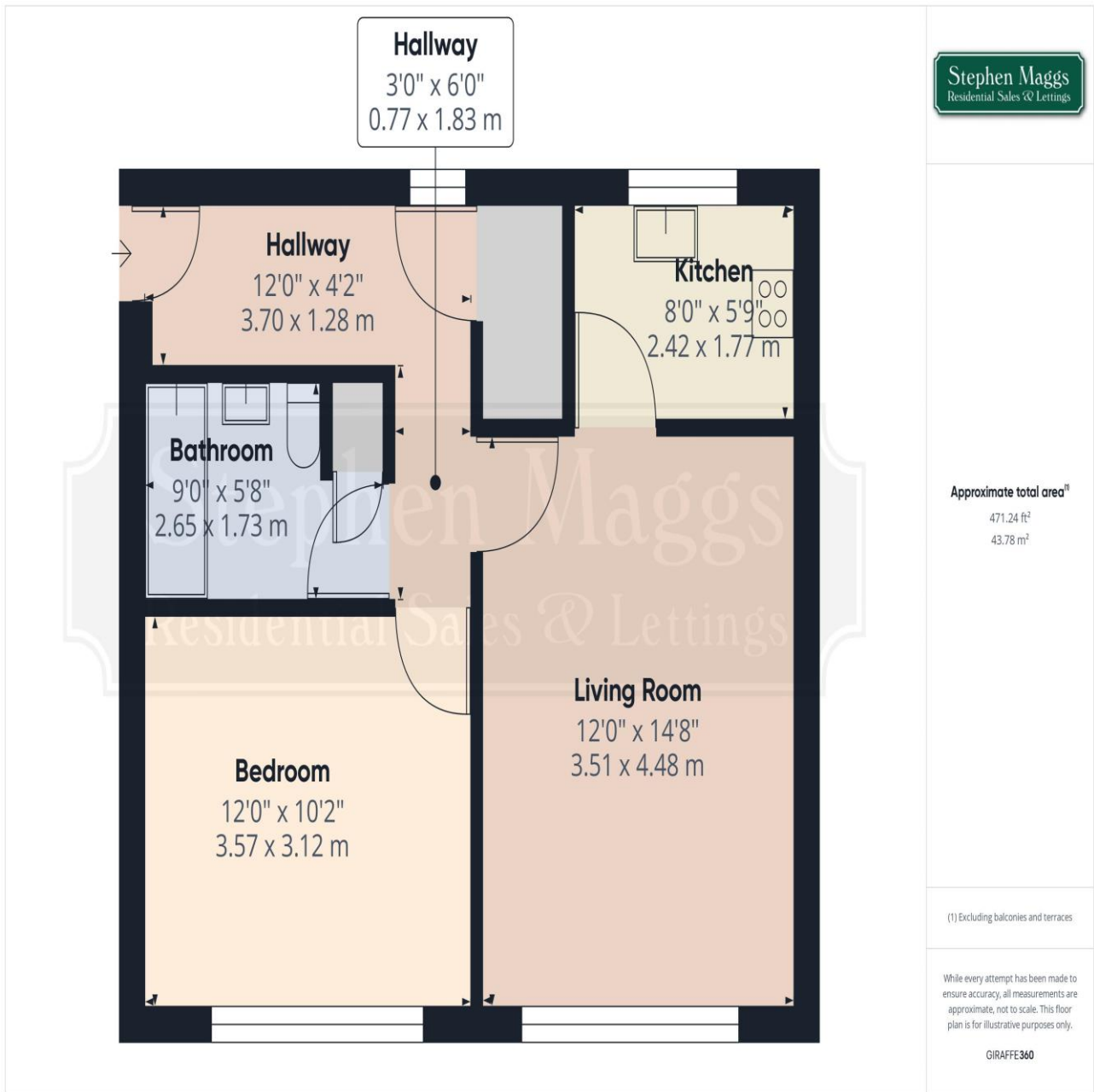


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If you are interested in putting an offer in on this property, I will need the following information from you first.

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 [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)

10 MANOR HOUSE COURT  
MANOR HOUSE LANE  
WHITCHURCH  
BRISTOL  
BS14 9HP

Energy rating

C

Valid until:

10 November 2030

Certificate number:

5830-4229-3009-0859-1292

Property type

Mid-floor flat

Total floor area

47 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 C.

[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		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		