

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

12 Willmott Close Whitchurch Bristol BS14 0LD

Offered for sale WITH NO ONGOING CHAIN, this one bedroom top floor flat is ideally suited to FIRST TIME BUYERS OR INVESTORS, and INCLUDES A GARAGE.



REF: ASW5476

Asking Price £160,000

**One bedroom top floor flat * Modern kitchen * Good size living room with views * Economy 7 heating * Garage & communal garden * No onward chain
Council tax band: A * 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 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, Sports Centre, Library, local shops and an Asda Superstore. Whitchurch is served by many Primary Schools and Comprehensives are nearby. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, Argos, Next and Boots. South Bristol Sports Centre at West Town Lane provides a good range of facilities, which include all weather football/hockey pitches, rugby pitches, bowling green and gym.

DESCRIPTION:

This top floor flat offers spacious, one bedroom accommodation, that must be viewed to be appreciated. Enjoying views, the flat offers a garage, communal gardens, economy 7 heating, and a large cupboard/walk in wardrobe. Call to arrange your accompanied viewing without delay.

ENTRANCE:

Communal entrance via intercom, staircase to 2nd floor, door into:

HALLWAY:

Laminate flooring, storage heater, three storage cupboards, security entry phone, door to living accommodation.

WALK -IN CUPBOARD/WARDROBE: 6' 10" x 4' 3" (2.08m x 1.29m)

Fitted storage unit, lighting.

LIVING ROOM: 14' 8" x 11' 8" (4.47m x 3.55m)

Upvc double glazed window enjoying an open view, storage heater, T.V point, ceiling coving.

KITCHEN: 11' 8" x 6' 8" (3.55m x 2.03m)

Upvc double glazed window. The kitchen fitted with a range of wall and base units with worktop over, tiled splashback, space and plumbing for automatic washing machine, integrated dishwasher, integrated oven with induction hob and hood over, space for fridge/freezer, ceiling coving.

BEDROOM 11' 7" x 10' 1" (3.53m x 3.07m)

Upvc double glazed window, storage heater, ceiling coving.

BATHROOM 6' 9" x 6' 2" (2.06m x 1.88m)

Opaque Upvc double glazed window, panelled bath, pedestal wash hand basin, low level W.C, electric shower over bath, heated towel rail, tiled walls, mirror bathroom cabinet, extractor fan, laminate flooring.

OUTSIDE:

There are communal gardens with washing lines, communal bin area.

GARAGE:

There is a single garage in a block immediately adjacent to the block, having a metal up & over door.



The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

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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.

Energy performance certificate (EPC)

12, Willmott Close
BRISTOL
BS14 0LD

Energy rating

D

Valid until:

13 June 2029

Certificate
number:

9448-6053-7266-1831-3960

Property type

Top-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 D. 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		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		