

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## **11 Warman Road Stockwood Bristol BS14 8NA**

**This WELL PRESENTED, EXTENDED four bedroom chalet style semi detached family home, is situated in a sought after part of Stockwood, and REQUIRES AN INTERNAL VIEWING to be appreciated.**



REF: ASW5479

**Guide Price £380,000**

**4 Bedroom Extended Chalet \* Ground Floor Bathroom & First Floor Shower Room \* Refitted Kitchen \* Gas Central Heating & Double Glazing  
West Facing Rear Garden \* 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:**

**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:**

If it is space that you are looking for, this one is hard to beat! Situated in a sought part of Stockwood, this chalet style semi has been extended to now offer 4 first floors bedrooms and a large shower room, in addition to the living room, dining room, kitchen and bathroom on the ground floor. Add to this gas central heating, double glazing, garage with additional parking, and a West facing rear garden, and you have a property that requires an early viewing to secure.

**HALLWAY:**

Opaque double glazed entrance door, double glazed window to the side, single panelled radiator, cupboard housing meters, telephone point, staircase rising to the first floor, Hive central heating control unit.

**LIVING ROOM: 18' 3" x 10' 11" (5.56m x 3.32m)**

Double glazed patio door with fitted vertical blind overlooking and giving access onto the rear garden, decorative fireplace with timber surround and gas living flame fire, double panelled radiator, wall lights, coved ceiling, television point.

**DINING ROOM: 10' 11" x 10' 4" (3.32m x 3.15m)**

Double glazed window to the front with fitted vertical blind, single panelled radiator, built in understair storage cupboard.

**KITCHEN: 18' 2" x 7' 10" (5.53m x 2.39m)**

Double glazed windows to the the side and rear (each with fitted roller blind). The kitchen has been re-fitted with a range of cream fronted shaker style wall units, with fitted cornice and light pelmets concealing worksurface lighting, base fitted units with butcher block effect worktop surfaces, inset 1.5 bowled single drainer sink unit, five burner Range Master cooker with cooker hood over, integrated fridge, freezer and dishwasher, space and plumbing for automatic washing machine and tumble dryer, tiled splashbacks, cupboard housing a Worcester Green Star gas fired combination boiler supplying central heating and domestic hot water, single panelled radiator, low voltage ceiling spotlights, opaque double glazed door giving access to the side.

**GROUND FLOOR BATHROOM:**

Two opaque double glazed windows to the side (each with fitted venetian blind). The bathroom has been recently fitted with a white suite comprising of a panelled bath with mixer tap shower, vanity wash hand basin, close coupled W.C, half height tiling, floor tiling, ladder style radiator, recessed low voltage ceiling spotlights.

**FIRST FLOOR LANDING:**

Access to loft space, built in over stair storage cupboard, Velux style window to give additional light to the landing, doors to first floor accommodation.

**BEDROOM ONE: 15' 4" x 11' 0" (4.67m x 3.35m)**

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

**BEDROOM TWO: 11' 0" x 10' 8" (3.35m x 3.25m)**

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

**BEDROOM THREE: 12' 4" to wardrobes x 7' 11" (3.76m x 2.41m)**

Double glazed window to the side, wall to wall fitted wardrobes with sliding doors, single panelled radiator.

**BEDROOM FOUR: 8' 0" x 7' 11" (2.44m x 2.41m)**

Double glazed window to the front and side, single panelled radiator.

**SHOWER ROOM:**

Opaque double glazed window to the side with fitted venetian blind, recently re-fitted with full size shower cubicle, with a mixer shower having both fixed and flexible hoses, vanity wash hand basin, close coupled W.C, extensive tiling, electric extractor fan, low voltage ceiling spotlights.

**FRONT GARDEN:**

The front garden is laid to tarmac providing off road parking for three cars, has an electric vehicle charging point, gate giving access to the rear garden and garage.

**GARAGE:**

There is a single garage at the side, having a metal up and over door with power and light connected.

**REAR GARDEN:**

At the rear is a West facing garden to take advantage of afternoon sun, being enclosed with walling and timber fencing, having a large area of patio immediately adjacent to the house, with the remainder then laid to a combination of lawn with surrounding flowerbed, this extends to the side of the house, where there is a second area laid to paving and outside water point.



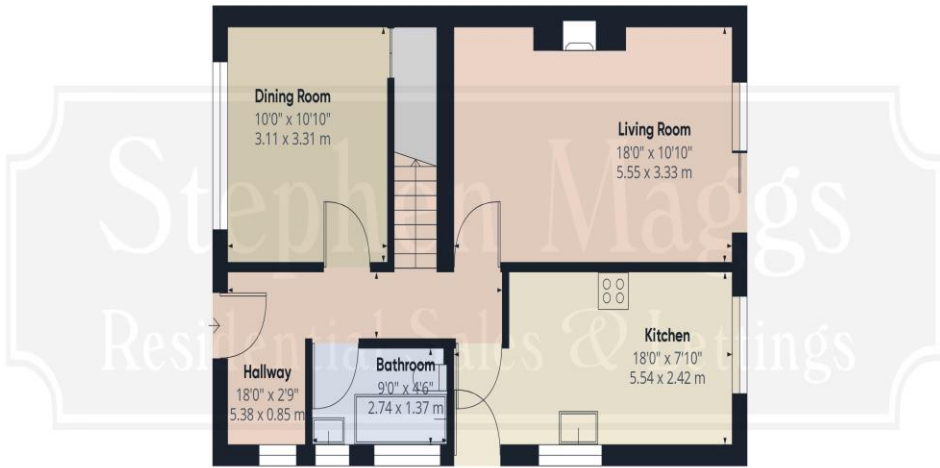


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If you are interested in putting an offer in on this property, I will need the following information from you first.

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.

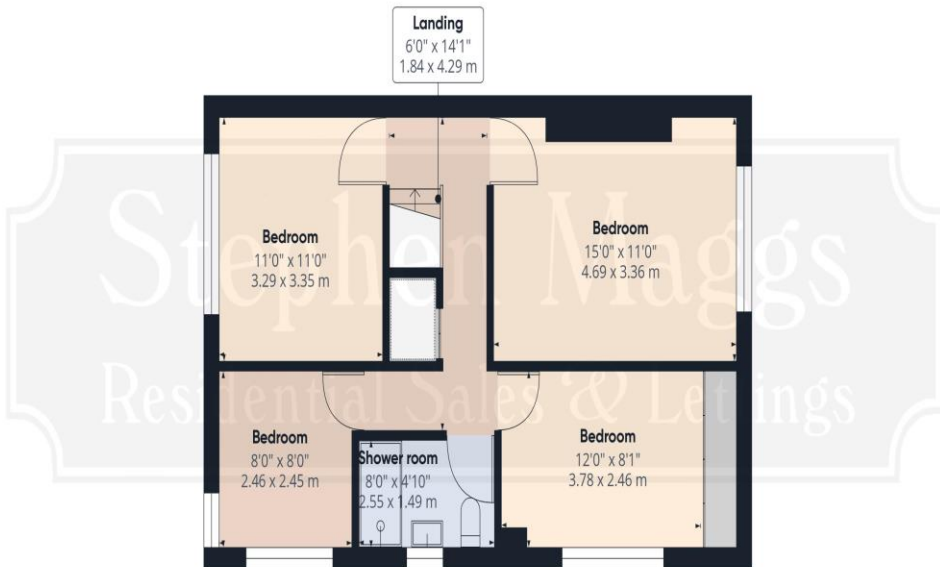
This information will need to be emailed to [nigel@stephenmaggs.co.uk](mailto:nigel@stephenmaggs.co.uk) or [cliff@stephenmaggs.co.uk](mailto:cliff@stephenmaggs.co.uk) before any offer is put forward.



Floor 0

Approximate total area<sup>(1)</sup>

1182.42 ft<sup>2</sup>  
109.85 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)

11 Warman Road  
BRISTOL  
BS14 8NA

Energy rating

**D**

Valid until:

**29 July 2034**

Certificate  
number:

**4009-5064-5002-0173-0706**

Property type

Semi-detached house

Total floor area

117 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		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		