

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## 8 Denleigh Close Whitchurch Bristol BS14 9QL

**Situated just off Whitchurch Lane, and available WITH NO ONGOING CHAIN, this three bedroom semi detached family home offers well presented accommodation that REQUIRES AN EARLY VIEWING to be appreciated.**



REF: ASW5485

**Offers in Excess of £300,000**

**Cul-de-sac location \* Three bedrooms \* Through lounge/dining room \* Kitchen  
\* Bathroom \* Gas central heating & Double glazing \* Garage & Parking \*  
Council tax band: C \* 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. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, Argos and Next. 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:**

Requiring only an internal viewing to be appreciated, this three bedroom semi detached is situated in a cul-de-sac, and is offered for sale with no ongoing chain. Offering both gas central heating and double glazing, the property enjoys good size gardens, and a garage with additional parking space. Call to book your accompanied viewing appointment.

**HALLWAY:**

Opaque double glazed entrance door and sidescreen, single panel radiator, understair storage cupboard, staircase rising to the first floor.

**LOUNGE/DINING ROOM: 23' 5" x 11' 7" Narrowing to 8' 6" (7.13m x 3.53m)**

Double glazed window to the front with fitted vertical blind, double glazed patio doors with fitted vertical blind overlooking and giving access onto the rear garden, laminated timber flooring, 2 double panelled radiators, television point.

**KITCHEN: 10' 3" x 8' 6" (3.12m x 2.59m)**

Double glazed window to the rear, fitted with a range of white high gloss fronted wall units with fitted cornice and light pelmets, base fitted units with contrasting worktop surfaces, 1.5 bowl single drainer sink unit, built-in single oven, four burner gas hob with cooker hood over, space and plumbing for automatic washing machine and dishwasher, space for upright fridge/freezer, built-in larder style cupboard which used to be the original warm air heating cupboard, opaque double glazed door giving access to the garden.

**FIRST FLOOR LANDING:**

Double glazed window to the side with fitted roller blind, access to loft space, built-in cupboard housing a "Worcester" gas fired boiler supplying central heating and domestic hot water, doors to first floor accommodation.

**BEDROOM ONE: 11' 8" to wardrobe x 9' 11" (3.55m x 3.02m)**

Double glazed window to the front with fitted vertical blind, built-in wardrobe with overhead storage cupboard, single panelled radiator, laminated timber flooring, television point.

**BEDROOM TWO: 10' 9" x 9' 5" (3.27m x 2.87m)**

Double glazed window to the rear, laminated timber flooring, single panelled radiator.

**BEDROOM THREE: 8' 11" x 7' 2" (2.72m x 2.18m)**

Double glazed window to the front, laminated timber flooring, double panelled radiator, built-in over stair storage cupboard.

**BATHROOM:**

Opaque double glazed window to the rear, fitted with a white suite comprising of a panelled bath with glass shower screen and mixer shower over, pedestal wash hand basin, close coupled W.C, tiled walls, ladder style radiator, electric shaver point.

**FRONT GARDEN:**

At the front is a garden approached via pedestrian walkway, being enclosed with hedging and laid fully to lawn, gate giving access via a side pathway to the rear garden.

**REAR GARDEN:**

At the rear is a garden enclosed with lapwood fencing, being laid to a combination of patio and lawn, with outside light, water point, and rear pedestrian access.

**GARAGE:**

There is a single garage immediately to the rear having an up and over door, rear personal door and an additional parking space for one vehicle to the front.

**N.B:**

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.





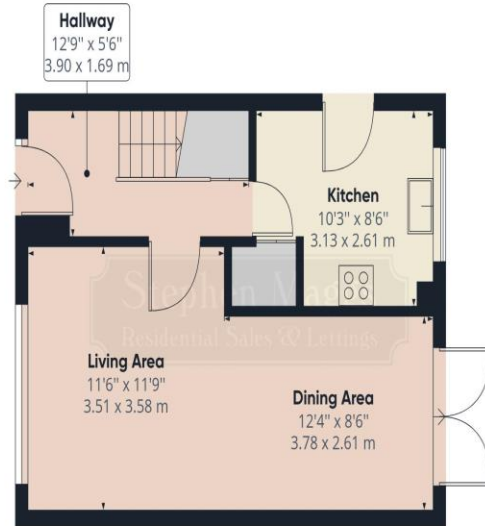
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If you are interested in putting an offer in on this property, I will need the following information from you first.

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) before any offer is put forward.



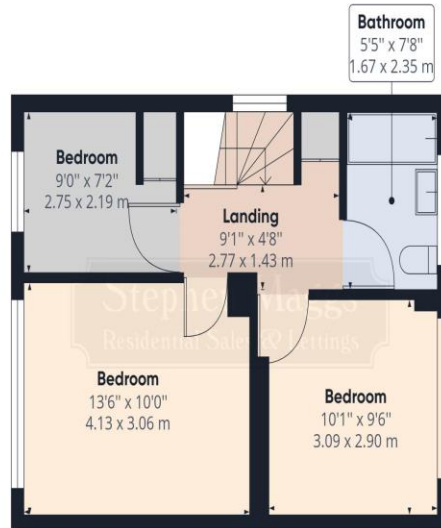


Floor 0

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

803.38 ft<sup>2</sup>

74.64 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)

8 Denleigh Close  
BRISTOL  
BS14 9QL

Energy rating

**D**

Valid until: **24 May 2033**

Certificate number: **2060-9815-4070-9003-5021**

Property type

Semi-detached house

Total floor area

78 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 current energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81 B
69-80	<b>C</b>		
55-68	<b>D</b>	63 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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