

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**21 Davids Road  
Whitchurch  
Bristol BS14 9JJ**

**A recently modernised three bedroom detached family home. Planning permission granted for a double storey side extension. Available with no ongoing chain.**



REF: ASW5490

**Asking Price £530,000**

**Three bedroom detached home \* Newly fitted kitchen/dining room (with appliances) \* Recently installed Gas central heating \* Refitted bathroom \* New water supply pipe & rewired 2023 \* Planning granted 24/00867/H for double storey side extension \* New fencing and garden walls \* 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



**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:**

Situated on sought after Davids Road, this three bedroom detached family home has been refurbished to now offer modern, comfortable living. Planning permission has been granted for a two storey side extension reference 24/00867/H. The property enjoys a good garden and off-street parking. Call the sole selling agent to arrange your accompanied viewing appointment.

**ENTRANCE PORCH:**

Opaque double glazed entrance doors, quarry tiled flooring, designer radiator, wooden partly glazed door and leaded sidescreen to:

**HALLWAY:**

Laminated timber flooring, double panelled radiator, understair storage cupboard, staircase rising to first floor, door to.

**CLOAKROOM:**

Situated under the stairs, having an opaque double glazed window to the side, fitted with a white close coupled W.C, corner wash hand basin, electric extractor fan, designer radiator.

**LIVING ROOM: 14' 5" into bay x 11' 11" (4.39m x 3.63m)**

Double glazed semi circular bay window to the front, three double panelled radiators, television point, picture rail.

**KITCHEN/DINING ROOM: 18' 4" x 12' 1" narrowing to 8' 10" (5.58m x 3.68m)**

Opaque double glazed window to the side with fitted venetian blind, double glazed window to the rear with fitted venetian blind, double glazed French doors with fitted vertical blind overlooking and giving access onto the rear garden. The kitchen has been extensively refitted with a range of grey fronted wall units with fitted light pelmets, base fitted units with contrasting roll edged worktop surfaces, inset stainless steel 1.5 bowled single drainer sink unit, integrated dishwasher, washing machine, two fridges, freezer, built in single oven, microwave, four ring glass hob with cooker hood over, tiled splashbacks, recessed low voltage ceiling spotlights and downlights over breakfast bar, laminated timber flooring, upright designer radiator.

**FIRST FLOOR LANDING:**

Opaque double glazed window to the side, picture rail, access to loft space, doors to first floor accommodation.

**BEDROOM ONE: 14' 9" into bay x 11' 1" (4.49m x 3.38m)**

Double glazed semi circular bay window to the front, two double panelled radiators, picture rail.

**BEDROOM TWO: 12' 2" x 11' 7" (3.71m x 3.53m)**

Double glazed window to the rear, double panelled radiator, picture rail.

**BEDROOM THREE: 8' 5" x 6' 11" (2.56m x 2.11m)**

Double glazed window to the front, double panelled radiator, picture rail.

**BATHROOM:**

Opaque double glazed window to the rear. The bathroom has been refitted with a white suite comprising of a 'P' shaped bath with mixer tap shower and also separate mixer shower with overhead outlet, fixed glass shower screen, vanity wash hand basin, close coupled W.C, tiled walls and floor, electric extractor fan, designer radiator.

**FRONT GARDEN:**

At the front is a garden that is enclosed with rendered walling, being laid mainly to lawn with wooden fence and gate giving access to the rear garden, and pathway leading to front door.

**REAR GARDEN:**

At the rear is a garden enclosed with a combination of lapwood fencing and rendered wall with inset fence panels, side pedestrian gate. There is an area of concrete patio immediately adjacent to the house with water & power points, then an area of lawn to the rear with flowerbed. The lawned area extends to the side, there is a block built driveway providing off road parking for one vehicle, accessed via double gates on Kinsale Road.

**N.B:**

Planning permission has been granted for 2 storey side extension reference 24/00867/H



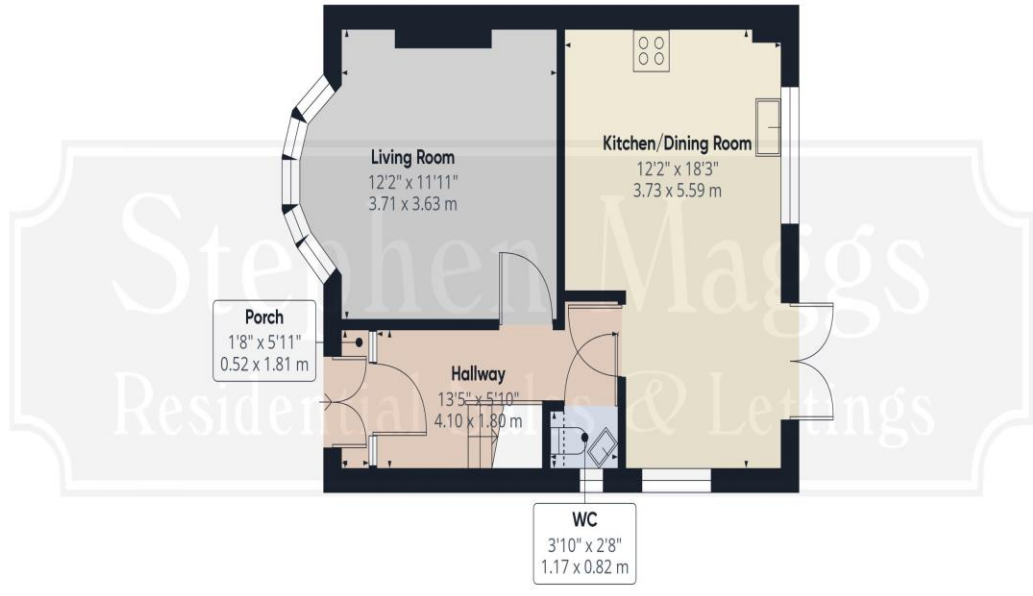


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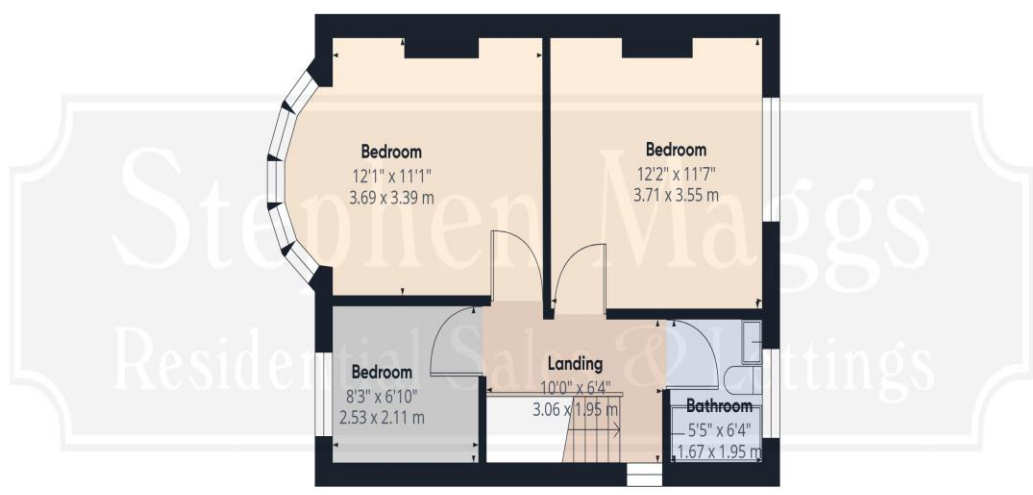
If you are interested in putting an offer in on this property, I will need the following information from you first.

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



Floor 1

**Approximate total area<sup>(1)</sup>**  
880.16 ft<sup>2</sup>  
81.77 m<sup>2</sup>

**Reduced headroom**  
1.83 ft<sup>2</sup>  
0.17 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

**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)

21 Davids Road  
BRISTOL  
BS14 9JJ

Energy rating

**D**

Valid until:

**7 October 2032**

Certificate  
number:

**0430-3921-1200-1202-0204**

Property type

Detached house

Total floor area

92 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+	<b>A</b>		
81-91	<b>B</b>		82 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		