

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## 12 Staunton Fields Whitchurch Village Bristol BS14 0QD

**A STUNNING four bedroom detached situated on popular Staunton Fields.  
Too many extras to list, but they include an OUTDOOR TV.  
View without delay!**



REF: ASW5495

**Asking Price £520,000**

**Four Bedroom Detached \* 27'10 Living Room \* Beautiful Fitted Kitchen \* Study  
And Cloakroom \* Gas Central Heating And Double Glazing \* Garage & Parking  
Council Tax Band: E \* 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:**

The property is situated in **WHITCHURCH VILLAGE** which is located on the southern outskirts of Bristol on the A37 (Wells Road). There is an 18 hole golf course at nearby Stockwood Vale, with a wider range of country pursuits throughout the Chew Valley. Whitchurch Village is convenient for commuters to both Bristol and Bath. Local amenities such as Schools, Shops, Asda superstore and Sports Centre can be found in nearby Whitchurch.

**DESCRIPTION:**

What a house! Only by viewing internally, will you be able to gauge the true quality of the accommodation that comes with this four bedroom detached family home. The property comes with many extras, so as the sellers' sole agent we strongly advise an early viewing.

**HALLWAY:**

Upvc entrance door, tiled floor, double panelled radiator, walk in storage cupboard leading to the understair storage area, staircase rising to the first floor, door to:

**CLOAKROOM:**

Opaque double glazed window to the front with fitted venetian blind, fitted with a vanity unit with semi recessed wash hand basin, W.C with concealed system, tiled floor, single panelled radiator.

**LIVING ROOM: 27' 10" x 10' 8" narrowing to 10' 1" (8.48m x 3.25m)**

Double glazed box window to the front with deep display sill, double glazed patio door overlooking and giving access onto the Conservatory, laminated timber flooring, one designer radiator, one double panelled radiator, television point.

**KITCHEN: 14' 2" x 9' 9" (4.31m x 2.97m)**

Double glazed window to the rear with fitted venetian blind. The kitchen is extensively fitted with a range of Hi-Gloss finish wall units with fitted cornice and light pelmets, base units with contrasting worktop surfaces, inset stainless steel single drainer sink unit, two built in ovens, five ring glass hob with cooker hood over, integrated dishwasher, washing machine, tall freezer and tall refrigerator, tiled flooring and walls, recessed low voltage spotlights, opaque double glazed door to:

**STUDY: 13' 10" x 6' 8" (4.21m x 2.03m)**

Double glazed door and side window with fitted venetian blind giving access onto the rear garden, recessed low voltage spotlights, personal door to the garage.

**CONSERVATORY: 10' 6" x 10' 0" (3.20m x 3.05m)**

Double glazed windows to two aspects, double glazed French doors giving access onto the rear garden, laminated timber flooring, television point, electric fan heater, designer radiator.

**FIRST FLOOR LANDING:**

Large built in storage cupboard housing a gas fired boiler supplying central heating and domestic hot water, access to loft space with retractable ladder, doors to all first floor accommodation.

**BEDROOM ONE: 13' 1" x 10' 9" (3.98m x 3.27m)**

Double glazed window to the front with fitted venetian blind, range of fitted wardrobes and drawer units, panelled radiator, door to:

**EN-SUITE SHOWER ROOM:**

Opaque double glazed window to the side with fitted roller blind, shower cubicle with mixer shower, vanity wash hand basin, W.C with concealed cistern, tiled walls, electric radiator, laminated timber flooring.

**BEDROOM FOUR: 9' 4" x 7' 7" (2.84m x 2.31m)**

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

**BEDROOM TWO: 11' 2" x 10' 9" (3.40m x 3.27m)**

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

**BEDROOM THREE: 10' 1" x 9' 5" (3.07m x 2.87m)**

Double glazed window to the front with fitted venetian blind, single panelled radiator, fitted double bed base and shelved unit.

**FRONT GARDEN:**

At the front is a open plan garden laid to lawn with surrounding flowerbed, which extends to the side of the house where there is an area laid to coloured stones and a pedestrian gate giving access onto the rear garden. There is a block built driveway with potential parking for four cars leading to the garage.

**BATHROOM:**

Opaque double glazed window to the side with fitted venetian blind, refitted with a White suite comprising of a 'P' shaped bath with glass shower screen, mixer tap, separate mixer shower with fixed overhead spray and flexible body spray, vanity unit with W.C having a concealed cistern, tiled walls and floor, designer radiator, extractor fan.

**REAR GARDEN:**

The rear garden is enclosed with a combination of walling and fencing offering a high level of privacy and potential to extend subject to planning permission, there is good size area of patio and raised decking which has a summerhouse and outdoor TV to the side of which is an area of artificial grass with flower border, second area of patio and a large plastic garden shed.

**GARAGE:**

There is a single garage attached at the side with electric roll over door, with power, light and water connected, personal door returning to the study.

**N.B:**

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



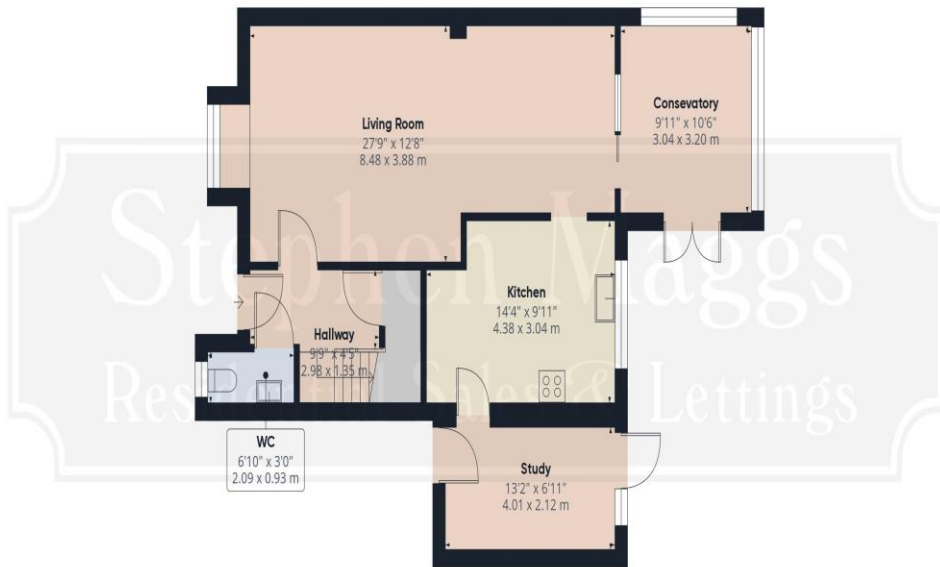
The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

**Stephen Maggs**  
Residential Sales & Lettings

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

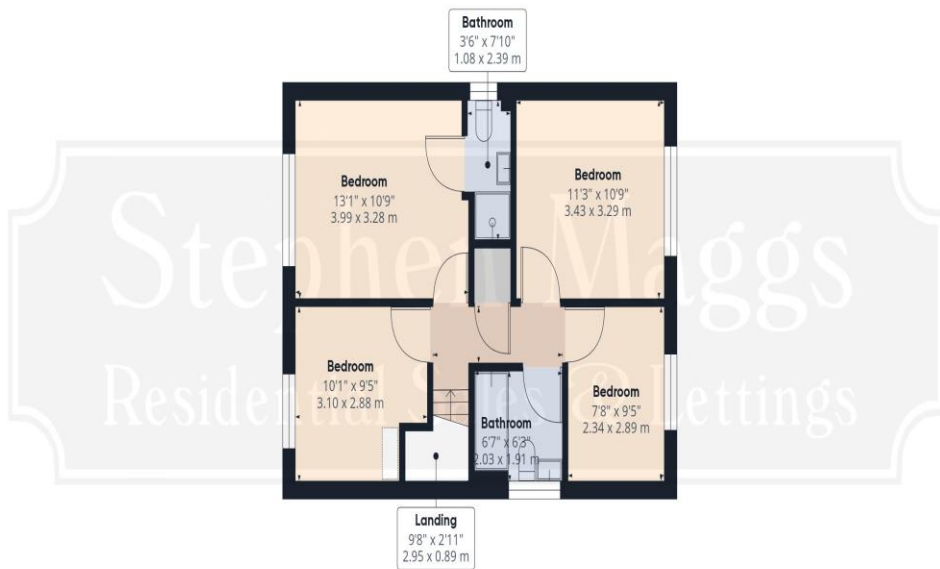
1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

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>  
1305.99 ft<sup>2</sup>  
121.33 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

**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)

12, Staunton Fields  
BRISTOL  
BS14 0QD

Energy rating

C

Valid until:

2 March 2025

Certificate  
number:

0978-5074-7247-2885-5980

Property type

Detached house

Total floor area

107 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 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		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		