

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**22 Farrier Way
Whitchurch
Bristol BS14 0FS**

A Truly STUNNING DETACHED Property immaculately presented, benefiting from having been upgraded by the current owner.



REF: ASW5353

Asking Price £400,000

**Detached Family Home * Stunning * Lounge * Kitchen/Diner * Utility
Cloakroom * Three Bedrooms * Family Bathroom & En-Suite
Council Tax Band - D * Epc Rating - B**

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:

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:

This fantastic three bedroom detached property certainly has the Wow factor, benefiting from having several upgrades from new, separating it apart from your standard property on this development. In brief this family home has, lounge, kitchen dining area, utility area, cloakroom, family bathroom, three generously sized bedrooms and master with en-suite. Outside the rear garden is fully enclosed and is totally maintenance free (you may have to Hoover the lawn) to the front there is off street parking which leads to a single garage. Book your viewing early to avoid missing out.

ENTRANCE:

Part glazed composite door into:

HALLWAY:

Stairs rising to first floor, wall mounted consumer unit, wall mounted alarm controls, radiator, tiled floor, doors off to living accommodation.

LOUNGE: 19' 5" x 10' 4" (5.91m x 3.15m)

Upvc double glazed window to front with shutter blinds, Upvc double glazed french doors to rear, T.V point, laminate flooring, Living Flame Bains fire in Marble surround, two radiators.

KITCHEN/DINING AREA: 19' 7" x 8' 10" (5.96m x 2.69m)

Upvc double glazed window to front with shutter blinds, Upvc double glazed window to the rear with blind, two radiators, tiled flooring throughout, understair storage cupboard, kitchen fitted with a range of wall and base units with marble worktops over, ceramic sink drainer with mixer tap, integrated dishwasher, electric oven, four ring gas hob with hood over, opening leading to:

UTILITY AREA:

Integrated fridge/freezer, washing machine, wall mounted combi boiler, tiled flooring, half double glazed composite door leading to rear garden.

DOWNSTAIRS CLOAKROOM:

Low level W.C, pedestal wash hand basin, radiator, tiled floor, part tiled walls.

FIRST FLOOR LANDING:

Loft access with lighting & T.V aerial fitted, storage cupboard, radiator, doors off to further accommodation.

BEDROOM ONE: maximum measurements 11' 2" x 11' 1" (3.40m x 3.38m)

Laminate flooring, Upvc double glazed window to front with shutter blind, radiator, Hammonds fitted wardrobes, door leading to:

EN-SUITE:

Pedestal wash hand basin, low level W.C, shower cubicle, heated towel rail, extractor fan, tiled floor, tiles to water sensitive areas.

BEDROOM TWO: 11' 4" x 10' 6" (3.45m x 3.20m)

Upvc double glazed window to front with shutter blinds, radiator, laminate flooring, Hammonds fitted wardrobes.

BEDROOM THREE: maximum measurements 10' 6" x 7' 8" (3.20m x 2.34m)

Upvc double glazed window to rear with blind, radiator, laminate flooring.

FAMILY BATHROOM:

Panelled bath with shower over & shower screen, low level W.C, pedestal wash hand basin, heated towel rail, wall mounted mirrored storage cabinets, tiled floor and tiles to water sensitive areas.

REAR GARDEN:

Garden is enclosed by walling and wooden fence panelling, low maintenance rear garden with artificial grass and decorative borders, access to garage via courtesy door, gated side access.

FRONT GARDEN:

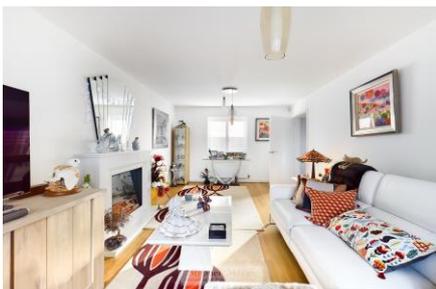
Off street parking for one vehicle leading to single garage, low maintenance front garden.

N.B:

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

AGENTS NOTE:

K.I.S alarm fitted to the property.



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 or cliff@stephenmaggs.co.uk before any offer is put forward.



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)

22, Farrier Way
Whitchurch
BRISTOL
BS14 0FS

Energy rating

B

Valid until: **17 December 2028**

Certificate
number: **8218-7232-5659-7858-3992**

Property type

Detached house

Total floor area

89 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 efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

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