

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**40 Long Acre Road
Whitchurch
Bristol BS14 0HW**

BACKING DIRECTLY ONTO COUNTRYSIDE, this extended four bedroom semi detached family is being sold FOR THE FIRST TIME SINCE NEW. Priced to reflect the need for some modernisation.



REF: ASW5492

Guide Price £400,000

**Extended Family Home * Four Bedrooms * Backs Directly Onto
Open Countryside * Double Glazing * Economy 7 Heating
Garage & Parking * Council Tax Band: C * EPC Rating: F**

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:

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:

Being sold for the first time since new! This extended four bedroom semi detached family home backs directly onto open countryside, and boasts a south westerly aspect at the rear. A high level of interest is anticipated by the sole selling agent. Call to book your accompanied viewing without delay!

ENTRANCE PORCH:

Upvc double glazed entrance door and sidescreen, further glazed door and sidescreen to:

HALLWAY:

Economy 7 slimline night storage heater, telephone point, staircase rising to first floor.

LIVING ROOM: 14' 11" x 14' 4" into fireplace recess (4.54m x 4.37m)

Double glazed window to the front with fitted vertical blind, economy 7 slimline night storage heater, electric fire, broadband point, television point, glazed doors to:

DINING ROOM: 9' 1" x 7' 8" (2.77m x 2.34m)

Double glazed door and side window overlooking and giving access onto the rear garden, door to:

KITCHEN: 14' 4" x 9' 5" maximum (4.37m x 2.87m)

This incorporates part of the ground floor extension. Two double glazed windows to the rear enjoying the first glimpse of Dundry hillside, range of fitted wall and base units with work top surface, stainless steel 1.5 bowl single drainer sink unit, electric cooker point, plumbing for automatic washing machine, economy 7 slimline night storage heater, built-in storage cupboard, two fluorescent striplights, glazed door to:

REAR PORCH:

Having an opaque double glazed door to the side and a door to:

CLOAKROOM:

Opaque double glazed window to the side, fitted with a a close coupled W.C.

FIRST FLOOR LANDING:

Access to loft space with retractable ladder, built-in airing cupboard housing a a lagged hot water cylinder with fitted immersion heater, economy 7 slimline night storage heater, doors to all first floor accommodation.

BEDROOM ONE: 11' 6" x 9' 3" (3.50m x 2.82m)

Double glazed window to the front.

BEDROOM TWO: 11' 0" x 9' 3" (3.35m x 2.82m)

Double glazed window to the rear with fitted vertical blind, enjoying views of the open countryside.

BEDROOM THREE 8' 5" x 8' 1" max (2.56m x 2.46m)

Double glazed window to the front, built-in over stair wardrobe and drawers.

BEDROOM FOUR: 22' 10" x 7' 6" (6.95m x 2.28m)

This occupies the entirety of the floor extension, double glazed windows to the front and rear.

BATHROOM:

Opaque double glazed window to the rear. Fitted with a tiled shower cubicle with mixer shower, vanity unit with semi recessed wash hand basin, close coupled W.C, extensive tiling, electric fan heater.

FRONT GARDEN:

At the front is a garden enclosed with low boundary walling, laid to paving and inset shrubbery, beside which is a tarmac driveway providing off road parking leading to the attached garage, and having a gate that gives access to the rear.

GARAGE: 15' 9" x 7' 10" (4.80m x 2.39m)

There is an integral garage with a metal up and over door, housing the electric fuse board and meter.

REAR GARDEN:

At the rear is a good size garden enjoying a South Westerly aspect, being enclosed with a combination of fencing and mature shrubbery. There is an area of concrete patio immediately adjacent to the house with outside floodlight and block built shed, beyond which is a garden laid to a combination of flower bed and lawn with further shrubbery and aluminium framed greenhouse.





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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.



Approximate total area⁽¹⁾
999.43 ft²
92.85 m²



(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)

40, Long Acre Road
BRISTOL
BS14 0HW

Energy rating

F

Valid until:

21 September 2026

Certificate number:

8476-7721-3030-7302-1922

Property type

Semi-detached house

Total floor area

99 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	22 F	
1-20	G		

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