

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## **34 Epsom Close Downend Bristol BS16 6ST**

**This THREE BEDROOM semi detached is situated on the popular 'RACECOURSE' development, close to the A4174 ring road, and is priced to reflect the need for cosmetic improvement.**



REF: ASW5497

**Asking Price £325,000**

**Three Bedroom Semi Detached \* Gas Central Heating & Double Glazing  
Garage & Parking \* Enclosed Rear Garden \* No Ongoing Chain  
Council Tax Band: D \* 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 **DOWNEND**, which is situated in East Bristol close to the motorway network and A4174 ring road. There is a wide range of local shops and amenities in Downend, and a large shopping area at nearby Emersons Green. There are river walks along the Frome Valley Walkway very closeby.

**DESCRIPTION:**

Offered for sale without ongoing chain complications, this 90's built three bedroom semi detached is situated on the popular 'Racecourse' development. The property enjoys both gas central heating and double glazing, together with an enclosed rear garden, and a garage. The property is priced to reflect the need for cosmetic improvement, so an early accompanied viewing via the sole agent is strongly advised.

**HALLWAY:**

Opaque double glazed entrance door, single panelled radiator, telephone point, staircase rising to first floor.

**LIVING ROOM: 15' 4" x 13' 9" maximum (4.67m x 4.19m)**

Double glazed window with fitted vertical blind overlooking and giving access onto the rear garden, double glazed window to the rear, fitted gas fire, double panelled radiator, television point, built in understair cupboard.

**KITCHEN: 9' 10" x 7' 2" (2.99m x 2.18m)**

Double glazed window to the front with fitted venetian blind. The kitchen is fitted with a range of light oak fronted wall units with fitted cornice and light pelmets concealing work surface lighting, base fitted units with contrasting roll edged worktop surfaces, inset stainless steel 1.5 bowled single drainer sink unit, space and plumbing for automatic washing machine and dishwasher, built in single oven, four burner gas hob with cooker hood over, tiled splashbacks, single panelled radiator, Vaillant gas fired combination boiler supplying central heating and hot water.

**FIRST FLOOR LANDING:**

Access to loft space, built in over stair cupboard with single radiator, doors to first floor accommodation.

**BEDROOM ONE: 13' 9" x 8' 5" (4.19m x 2.56m)**

Double glazed window to the rear, single panelled radiator.

**BEDROOM TWO: 11' 9" x 6' 8" (3.58m x 2.03m)**

Double glazed window to the front, single panelled radiator.

**BEDROOM THREE: 6' 8" x 6' 8" (2.03m x 2.03m)**

Double glazed window to the front, single panelled radiator.

**BATHROOM:**

Opaque double glazed window to the side, fitted with a shower cubicle with mixer shower, pedestal wash hand basin, close coupled W.C, tiled walls, single panelled radiator.

**FRONT GARDEN:**

The front garden is open plan, having an area laid to lawn with side flowerbed, block paved driveway providing off road parking for one car leading to the garage, block paved pathway giving access to the front door. Lock up bin storage cupboard adjacent to the front door.

**GARAGE:**

There is a single garage attached to the side having a metal up and over door, power and light connected, useful overhead storage and side personal door.

**REAR GARDEN:**

At the rear is a garden enclosed with lapwood fencing, having an area of patio immediately adjacent to the house, with the remainder being laid to lawn with well stocked flower and shrub border.

**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.

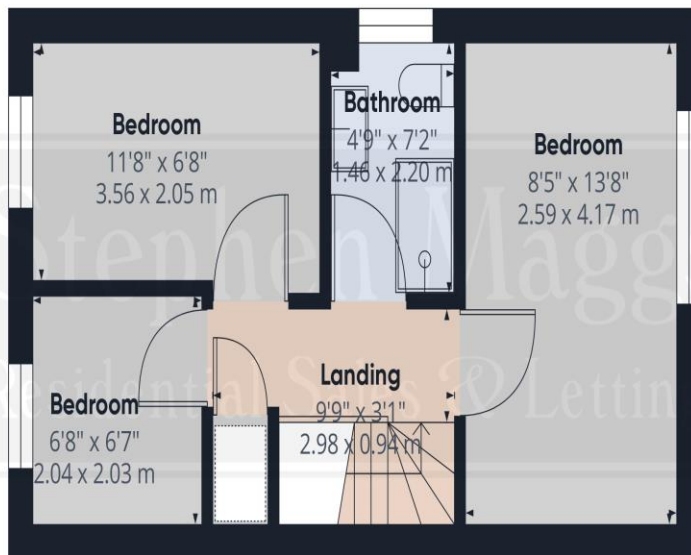
1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

This information will need to be emailed to [nigel@stephenmaggs.co.uk](mailto:nigel@stephenmaggs.co.uk) or [cliff@stephenmaggs.co.uk](mailto:cliff@stephenmaggs.co.uk) before any offer is put forward.



Floor 0

Approximate total area<sup>(1)</sup>  
645.08 ft<sup>2</sup>  
59.93 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)

34 Epsom Close  
BRISTOL  
BS16 6ST

Energy rating

C

Valid until:

30 September 2034

Certificate  
number:

9002-0200-8704-3950-0000

Property type

Semi-detached house

Total floor area

65 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		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		