

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**27 Materman Road
Stockwood
Bristol BS14 8ST**

Offered for sale with NO ONWARD CHAIN, this three bedroom semi detached family is set on a CORNER PLOT on this very popular road, and requires an early viewing to secure.



REF: ASW5498

Guide Price £325,000

**Extended Three Bedroom Semi * Corner Plot Garden * Gas Central Heating & Double Glazing * Garage & Parking * No Onward Chain
Council Tax Band: C * EPC Rating: D**

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:

STOCKWOOD is situated in South Bristol between Keynsham and Whitchurch. It is served well by Public Transport to Bristol, Bath, and other local areas. Stockwood has its own Library, Health Centre, and boasts an 18 hole golf course. Located nearby is the Avon Wild Life Trust which is used by the locals for both walking and cycling. There are numerous local shops, and a large shopping outlet including a cinema with numerous eating places in nearby Brislington.

DESCRIPTION:

Offered for sale without an ongoing chain, this extended three bedroom semi detached family home is situated in a popular road, close to a good range of shops and amenities. Offering both gas central heating and double glazing, the property has plenty of off-street parking in addition to a larger than average garage. Call the sole agent without delay to arrange your accompanied viewing appointment.

HALLWAY:

Opaque double glazed entrance door and sidescreen, double panelled radiator, telephone point, understair storage cupboard, staircase rising to first floor.

LIVING ROOM: 13' 6" x 10' 6" (4.11m x 3.20m)

Double glazed window to the front, double panelled radiator, electric fire, television point, square opening through to:

DINING ROOM: 11' 6" x 8' 8" (3.50m x 2.64m)

Sliding glazed door to Sun lounge, double panelled radiator, door to kitchen.

SUN LOUNGE: 16' 6" x 6' 3" narrowing to 4' 5" (5.03m x 1.90m)

Double glazed patio door with fitted vertical blind overlooking and giving access onto the rear garden, double glazed window with fitted vertical blind to the rear and opaque double glazed door to the side.

KITCHEN: 10' 11" x 7' 9" (3.32m x 2.36m)

Double glazed window to the side with fitted vertical blind. The kitchen is fitted with a range of light oak effect wall and base units with contrasting roll edged worktop surfaces, inset stainless steel single drainer sink unit, plumbing for automatic washing machine, gas and electric cooker points, tiled splashbacks, wall mounted Worcester gas fired combination boiler supplying central heating and domestic hot water.

FIRST FLOOR LANDING:

Double glazed window to the side, access to loft space, doors to first floor accommodation.

BEDROOM ONE: 13' 8" x 10' 1" (4.16m x 3.07m)

Double glazed window to the front, single panelled radiator.

BEDROOM TWO: 11' 6" x 9' 7" (3.50m x 2.92m)

Double glazed window to the rear, single panelled radiator, built in airing cupboard with radiator.

BEDROOM THREE: 10' 6" x 6' 5" (3.20m x 1.95m)

Double glazed window to the front, single panelled radiator, built in over stair storage cupboard.

BATHROOM:

Opaque double glazed window to the rear. The bathroom is fitted with a coloured suite comprising of a panelled bath with a Triton electric shower over, pedestal wash hand basin, close coupled W.C, ladder style radiator.

FRONT GARDEN:

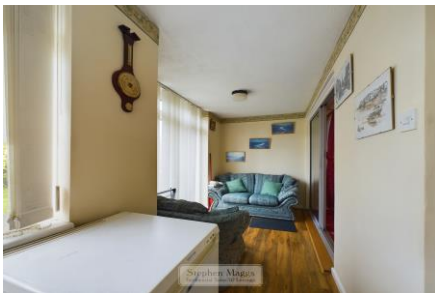
At the front is a garden laid to paving with surrounding flower border, driveway providing off road parking for four cars leading to the garage.

GARAGE:

A larger than average single garage detached at the rear, with a metal up and over door and also a side personal door.

REAR GARDEN:

At the rear is a garden enclosed with a combination of fencing and walling, having a patio immediately adjacent to the house, with the remainder being laid to lawn with surrounding shrubbery, timber garden shed erected at the rear of the garage.



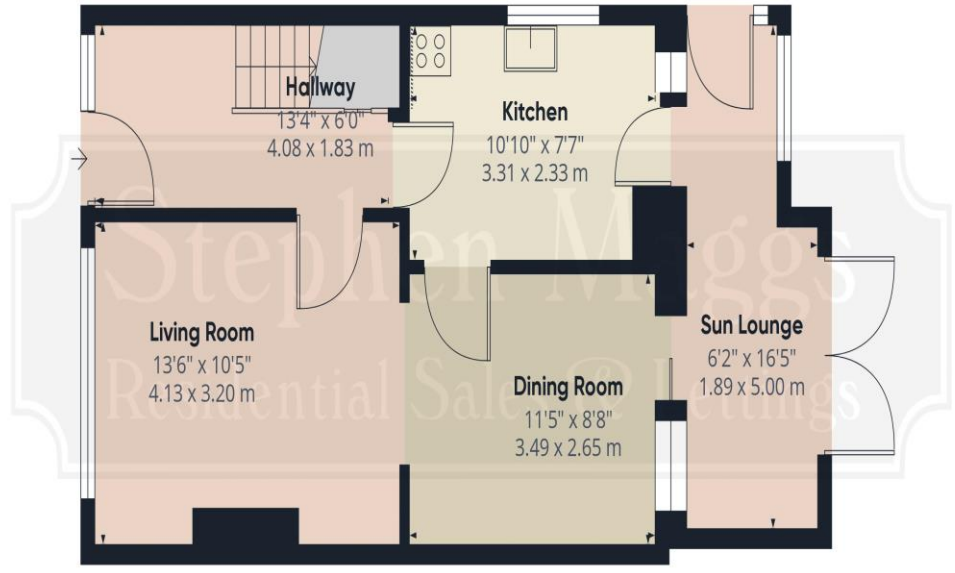


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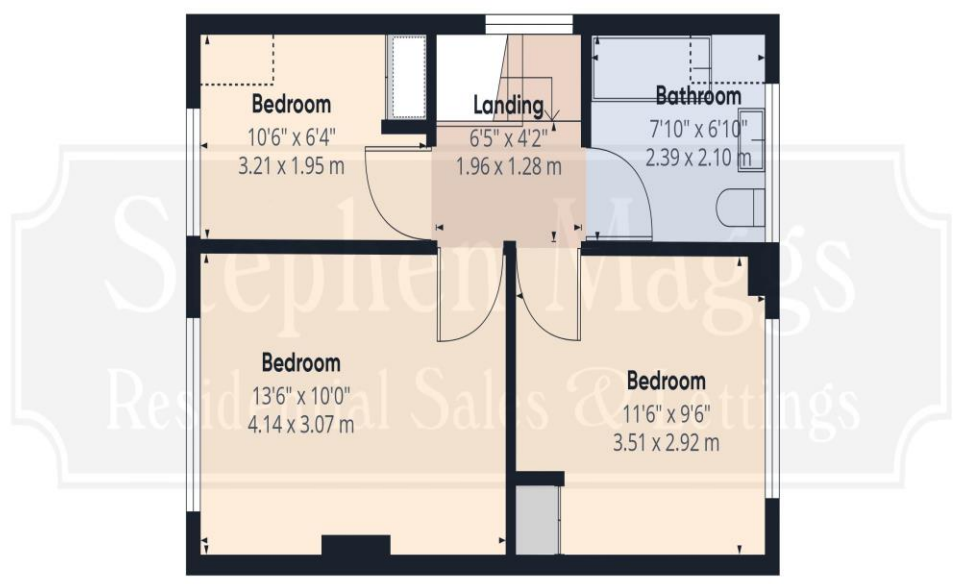
If you are interested in putting an offer in on this property, I will need the following information from you first.

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 before any offer is put forward.



Floor 0



Floor 1

Approximate total area⁽¹⁾
884.14 ft²
82.14 m²

Reduced headroom
115.28 ft²
1 m²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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)

27 Mateman Road
BRISTOL
BS14 8ST

Energy rating

D

Valid until:

7 October 2034

Certificate
number:

1809-2004-6002-0100-0796

Property type

Semi-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 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+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		