



Valuations based on experience!

**14 Pynne Close
Stockwood
Bristol BS14 8QW**

**NO ONGOING CHAIN with this three bedroom semi detached family home,
SITUATED IN A CUL-DE-SAC, and priced to allow for modernisation.**



REF: ASW5505

Asking Price £320,000

**Three bedroom semi detached * Cul-de-sac location * Gas central heating &
double glazing * No ongoing chain * Council tax band: C * 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 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:

This three bedroom semi detached family home is offered for sale without an ongoing chain, is situated in a cul-de-sac and priced to reflect the need for modernisation. Call the sole selling agent without delay, to arrange your accompanied viewing appointment.

HALLWAY:

Opaque double glazed entrance door and sidescreen. This is a large hallway having a double panelled radiator, dado rail, staircase rising to first floor.

LIVING ROOM: 17' 2" x 11' 11" (5.23m x 3.63m)

Double glazed window to the rear and large double glazed patio door overlooking and giving access onto the lean too conservatory, tiled fireplace, double panelled radiator, television point, coved ceiling.

KITCHEN/DINING ROOM: 14' 2" x 10' 8" (4.31m x 3.25m)

Double glazed window to the front with fitted vertical blind, opaque double glazed door and window to the side, modern cream fronted wall and base units with contrasting worktop surfaces, inset 1.5 bowled single drainer sink unit, space and plumbing for automatic washing machine, built in two ring electric hob, double panelled radiator, fitted spotlight cluster and fluorescent light, laminated timber flooring, built in understair storage cupboard.

FIRST FLOOR LANDING:

Double glazed window to the side with fitted vertical blind, built in cupboard housing a Worcester gas fired combination boiler supplying central heating and domestic hot water, access to loft space, doors to first floor accommodation.

BEDROOM ONE: 11' 5" x 11' 1" (3.48m x 3.38m)

Double glazed window to the front with fitted vertical blind, single panelled radiator, built in wardrobe.

BEDROOM TWO: 11' 11" x 9' 5" plus door recess (3.63m x 2.87m)

Double glazed window to the rear with fitted vertical blind, single panelled radiator, built in wardrobe.

BEDROOM THREE: 9' 2" x 7' 6" (2.79m x 2.28m)

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

BATHROOM:

Opaque double glazed window to the side. At present fitted as a wet room with a walk in shower cubicle with mixer shower, pedestal wash hand basin, panelled radiator.

SEPARATE W.C:

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

FRONT GARDEN:

At the front is a garden laid to lawn, with driveway providing off road parking for two cars leading to the garage.

REAR GARDEN:

Enclosed with lapwood fencing, laid to a combination of lawn coloured chippings and paving, large aluminium greenhouse and timber garden shed.

GARAGE:

Single garage at the side having a metal up and over door.

N.B:

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

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.



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.

Energy performance certificate (EPC)

4 Pynne Close BRISTOL BS14 8QW	Energy rating C	Valid until:	3 November 2034
		Certificate number:	2050-7319-8040-2094-4005

Property type	Semi-detached house
Total floor area	84 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

