

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**14 Coulsons Road
Whitchurch
Bristol BS14 0NL**

NO ONGOING CHAIN with this well presented & extended, three bedroom link detached that is situated in a sought after location.



REF: ASW5508

Offers in Excess of £375,000

**Extended three bedroom link detached * Large living room * Modern kitchen
Gas central heating & double glazing * Enclosed rear garden
No ongoing chain * Council tax band: D * EPC Rating: D**

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

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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. Easy access to Imperial Park retail centre at Hartcliffe Way provides a wide range of stores which include B & Q, M & S food store, Argos, Boots, Next, Costa Coffee, Home Sense and a useful Gym with a swimming pool. South Bristol Sports Centre at West Town Lane also provides a good range of facilities, which include all weather football/hockey pitches, rugby pitches, bowling green and gym.

DESCRIPTION:

Situated in a sought after location, and available without the complication of an ongoing chain, this well presented three bedroom link detached should be added to your viewing list. Offering both gas central heating & double glazing, the property enjoys an enclosed rear garden, and an attached garage with electric door. Call the sole selling agent to arrange your accompanied viewing without delay!

ENTRANCE PORCH:

Upvc double glazed entrance door and sidescreen, tiled floor, opaque glazed door to:

HALLWAY:

Double panelled radiator, staircase rising to first floor, door to:

CLOAKROOM:

Opaque window, fitted with a white close coupled W.C, pedestal wash hand basin, tiled surrounds.

LIVING ROOM: 18' 3" x 15' 8" (5.56m x 4.77m)

Double glazed window to the rear with fitted vertical blind, double panelled radiator, television point, understair storage cupboard, square opening through to:

DINING ROOM: 8' 11" x 8' 1" (2.72m x 2.46m)

This occupies a single storey extension to the rear of the garage. Double glazed patio door overlooking and giving access onto the rear garden, double panelled radiator, personal door to the garage.

KITCHEN: 10' 10" x 8' 3" (3.30m x 2.51m)

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 edge worktop surfaces, inset stainless steel single drainer sink unit, plumbing for automatic washing machine and dishwasher, electric cooker point, space for upright fridge/freezer, tiled walls, single panelled radiator, personal door to the garage.

FIRST FLOOR LANDING:

Built in cupboard housing a Worcester gas fired combination boiler supplying central heating and domestic hot water, doors to first floor accommodation.

BEDROOM ONE: 15' 11" x 10' 1" (4.85m x 3.07m)

Double glazed window to the rear with fitted vertical blind. This bedroom is fitted with an extensive range of bedroom furniture comprising of wardrobes, drawer units and overhead storage cupboards, double panelled radiator.

BEDROOM TWO: 13' 6" x 8' 10" (4.11m x 2.69m)

Double glazed window to the front with fitted vertical blind, double panelled radiator.

BEDROOM THREE: 9' 9" x 6' 9" (2.97m x 2.06m)

Double glazed window to the front with fitted vertical blind, double panelled radiator.

BATHROOM:

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

FRONT GARDEN:

The front garden is enclosed by a low boundary wall, laid to lawn with flowerbed and a block paved pathway to the front door, and block paved driveway for one vehicle leading to the attached garage.

GARAGE:

Single garage attached to the side with electric up and over door, power and light connected, two personal doors.

REAR GARDEN:

At the rear is a garden enclosed with a combination of walling and fencing, having an area of patio immediately adjacent to the house, with an area of lawn, side shrubbery, second area of patio, aluminium framed greenhouse and timber garden shed.





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.



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)

14 Coulsons Road BRISTOL BS14 0NL	Energy rating D	Valid until:	10 November 2034
		Certificate number:	2070-2219-0040-0092-9091

Property type	Detached house
Total floor area	94 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

