

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

Westholme, 19 Dene Road Whitchurch Village Bristol BS14 0PG

A detached bungalow offering spacious flexible accommodation, standing on a huge plot, with PERMISSION IN PRINCIPLE for a detached dwelling to be built in the rear garden



REF: ASW5509

Guide Price £525,000

**Detached Bungalow * Spacious/Flexible Accommodation * Gas Central Heating
& Double Glazing * Garage & Additional Parking * Very Large Rear Garden
PERMISSION IN PRINCIPLE FOR NEW DWELLING TO THE REAR
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

www.stephenmaggs.co.uk email@stephenmaggs.co.uk

SITUATION:

The property is situated in **WHITCHURCH VILLAGE** which is located on the southern outskirts of Bristol on the A37 (Wells Road). There is an 18 hole golf course at nearby Stockwood Vale, with a wider range of country pursuits throughout the Chew Valley. Whitchurch Village is convenient for commuters to both Bristol and Bath. Local amenities such as Schools, Shops, Asda superstore and Sports Centre can be found in nearby Whitchurch.

DESCRIPTION:

Offering potential for development, this detached bungalow is situated at the top of a village cul-de-sac, and boasts a very large rear garden. The local authority have given PERMISSION IN PRINCIPLE for a detached dwelling at the rear. The existing bungalow offers flexible accommodation, with up to four bedrooms. Only by viewing can this fine property be appreciated.

HALLWAY:

Approached by a part glazed door at the side of the bungalow, laminated timber flooring, single panelled radiator.

KITCHEN/DINING ROOM: 26' 9" x 8' 2" (8.15m x 2.49m)

This incorporates the majority of the rear extension. Double glazed window to the side with fitted vertical blind, two double glazed windows and French doors overlooking and giving access onto the garden. The kitchen area is fitted with an extensive range of light oak fronted wall units with fitted cornice and light pelmets, base fitted units with contrasting roll edge worktop surfaces, built in double oven, four ring glass hob with cooker hood over, space and plumbing for automatic washing machine and dishwasher, integrated fridge and freezer, tiled splashbacks, panelled radiator, turnspindle staircase rising to the first floor, glazed door to:

REAR PORCH AREA:

Double glazed window to the rear, built in cupboard housing a Worcester gas fired combination boiler supplying central heating and domestic hot water, folding door to:

CLOAKROOM:

Fitted with a close coupled W.C.

BATHROOM:

Opaque double glazed window to the rear. Fitted with a white suite comprising of a panelled bath, vanity wash hand basin, close coupled W.C, tiled surrounds, separate tiled shower cubicle with electric shower, designer radiator.

LIVING ROOM: 12' 11" x 9' 4" (3.93m x 2.84m)

Double glazed window to the side, French doors overlooking and giving access onto the rear garden, single panelled radiator, television point, laminated timber flooring, double wooden doors to:

BEDROOM ONE: 15' 0" into bay x 12' 0" (4.57m x 3.65m)

This was the original lounge. Leaded double glazed window to the front, leaded window to the side, laminated timber flooring, picture rail, panelled radiator.

BEDROOM TWO: 15' 4" into bay x 12' 0" (4.67m x 3.65m)

Leaded double glazed bay window to the front, laminated timber flooring, leaded double glazed window to the side, panelled radiator.

FIRST FLOOR LANDING:

Double glazed Velux window to the side, double doors giving access to built in storage cupboard, doors to bedrooms three and four.

BEDROOM THREE: 14' 9" x 7' 1" (4.49m x 2.16m)

Double glazed Velux window to the side with fitted blind, eaves storage cupboards.

BEDROOM FOUR: 12' 0" x 7' 0" (3.65m x 2.13m)

Double glazed Velux window to the side with fitted blind.

FRONT GARDEN:

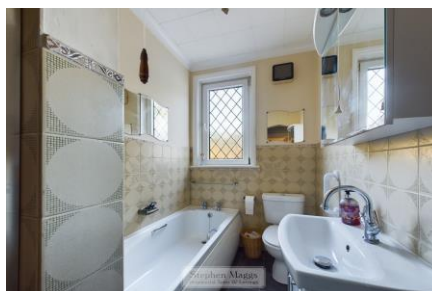
The front garden is laid to a combination lawn and coloured stones with surrounding flower and shrub bed, central pathway leading to the side of the bungalow where the main entrance. To the left side is a large gravel driveway providing off road parking for several vehicles, leading to the garage, wooden gate giving access to the rear garden.

GARAGE:

There is a large concrete garage attached at the side.

REAR GARDEN:

At the rear is very large garden having an area of patio immediately adjacent to the living room with Pergola, beyond which the garden extends approximately 100' and is enclosed with a combination of walling and fencing, laid primarily to lawn with various flowerbed areas, ornamental fishpond, second Pergola and a timber summerhouse.





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)

19, Dene Road
BRISTOL
BS14 0PG

Energy rating

D

Valid until:

2 September 2025

Certificate
number:

8225-7721-3960-6897-6906

Property type

Detached bungalow

Total floor area

98 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 C.

[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		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		