

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

39 Staunton Fields Whitchurch Village Bristol BS14 0QD

A WELL PRESENTED four bedroom detached situated on the sought after STAUNTON FIELDS, offering an office conversion to the rear of one of the garages for THE HOME WORKER.



REF: ASW5511

Asking Price £485,000

Four bedroom detached * Double glazed conservatory * Office suitable for home working * Gas central heating & double glazing * Garage & additional parking * Owned solar panels * Council tax band: E * EPC Rating: B

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:

This larger style four bedroom detached offers spacious accommodation that must be viewed to be appreciated. The property offers many 'extras' including an office to conversion to the rear of one of the garages, a double glazed conservatory, and owned solar panels which generate approximately £3000 per year. Contact the selling agent to arrange your accompanied viewing appointment.

ENTRANCE PORCH:

Glazed composite entrance door, double glazed windows, fitted louver fronted cupboards, opaque double glazed door to:

HALLWAY:

Tiled flooring, double panelled radiator, large built-in understair storage cupboard, staircase rising to first floor, door to:

CLOAKROOM:

Opaque double glazed window to the front, fitted with a white close coupled W.C, vanity wash hand basin, tiled surrounds, single panelled radiator, electric consumer box, continuation of tiled flooring from the hallway.

LIVING ROOM: 20' 5" into bay x 12' 9" (6.22m x 3.88m)

Double glazed box bay window to the front, fitted gas coal effect fire with decorative surround, laminated timber flooring, double panelled radiator, television point, coved ceiling, glazed sliding doors to:

DINING ROOM: 11' 3" x 10' 3" (3.43m x 3.12m)

Continuation of laminated flooring from the living room, single panelled radiator, door to kitchen and double glazed patio door giving access to:

CONSERVATORY: 10' 6" x 10' 4" maximum (3.20m x 3.15m)

A substantial double glazed conservatory with polycarbonate roof, fitted Venetian blinds to all windows, tiled flooring, Toshiba air-conditioning unit which also acts as a heater, French doors giving access onto the rear garden.

KITCHEN: 14' 2" x 9' 9" (4.31m x 2.97m)

Double glazed window to the rear with fitted roller blind, fitted with a range of grey fronted wall units with light pelmets and cornice, base fitted units with contrasting roll edge worktop surfaces, inset stainless steel single drainer sink unit, built-in single over with four ring glass hob with extractor hood over, space and plumbing for automatic washing machine and dishwasher, space for a large American style fridge/freezer. Tiled flooring, concealed Worcester gas fired boiler supplying central heating and domestic hot water, door to:

UTILITY ROOM: 19' 2" x 4' 8" narrowing to 3'5" (5.84m x 1.42m)

With double glazed doors giving access to both the front and rear gardens.

FIRST FLOOR LANDING:

Double glazed window to the side, access to the loft space with retractable ladder, built-in airing cupboard, doors to all first floor accommodation.

BEDROOM ONE: 13' 4" x 8' 9" to wardrobes (4.06m x 2.66m)

Double glazed window to the front with fitted roller blind, wall to wall mirror fronted wardrobes, single panelled radiator, door to:

EN-SUITE SHOWER ROOM:

Opaque double glazed window to the side, tiled shower cubicle with a Creda electric shower with overhead, flexible hose and body sprays, pedestal wash hand basin, close coupled W.C, tiled walls, electric shaver point, electric fan heater.

BEDROOM TWO: 11' 3" x 10' 11" (3.43m x 3.32m)

Double glazed window to the rear enjoying a view towards Maes Knoll, single panelled radiator.

BEDROOM THREE: 10' 3" x 9' 6" (3.12m x 2.89m)

Double glazed window to the front, single panelled radiator, laminated timber flooring.

BEDROOM FOUR: 9' 5" x 7' 9" (2.87m x 2.36m)

Double glazed window to the rear, single panelled radiator.

BATHROOM:

Opaque double glazed window to the side, fitted with a white 'P' shaped bath with glass shower screen and electric shower over, vanity wash hand basin, close coupled W.C, tiled surrounds, designer radiator, electric shaver point.

FRONT GARDEN:

The front garden is laid completely to imprinted concrete, providing off road parking for several vehicles and leading to the:

GARAGE:

Originally a double garage having 2 up and overs doors. The the left hand half still has a conventional garage, the right hand one has the front section being used as a shed, with the back section, which measures 10'10" x 7'5" being as used as an office. This area has light and power, laminated flooring, and double doors giving access back to the imprinted concrete area.

REAR GARDEN:

At the rear is a garden that enjoys a sunny southerly aspect, enclosed by a combination of fencing and walling, an area of patio immediately adjacent to the house with then two areas of lawn with surrounding shrubbery and a timber garden shed.

SOLAR PANELS:

The property has solar panels fitted, which are 100% owned, and generate approximately £3000 per year based on the existing tariff.

N.B:

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

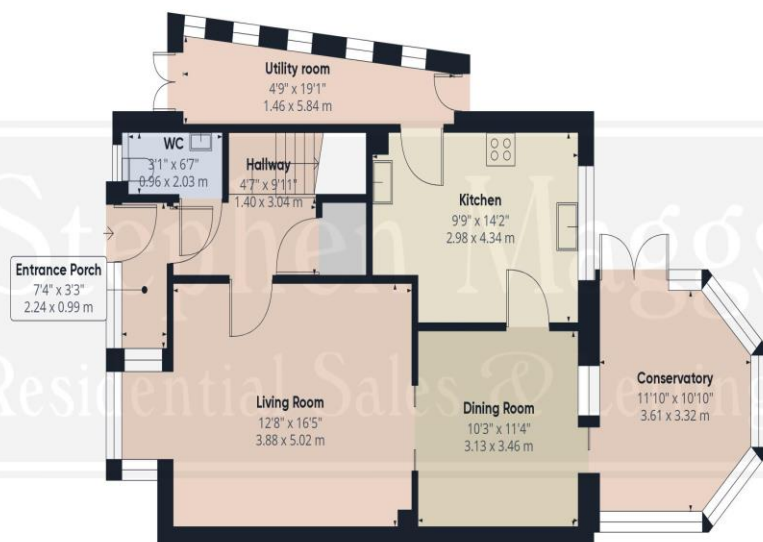




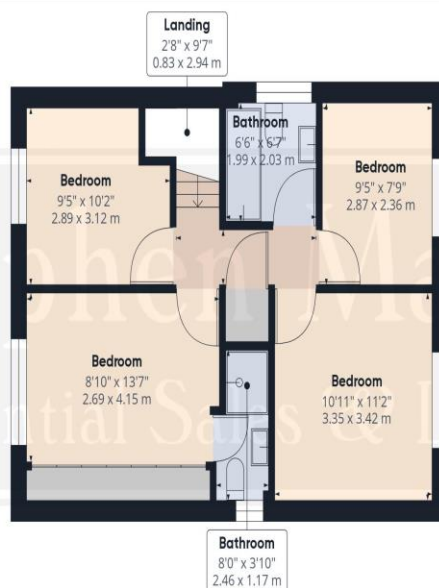
If you are interested in putting an offer in on this property, I will need the following information from you first.

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⁾

1350.13 ft²

125.43 m²

(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)

39 Staunton Fields
BRISTOL
BS14 0QD

Energy rating

B

Valid until:

21 July 2034

Certificate
number:

0390-2542-3330-2824-4981

Property type

Detached house

Total floor area

114 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 B. 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

