

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**39 Fairway
Brislington
Bristol BS4 5DF**

A totally individual four/five bedroom detached, situated on the sought after 'FAIRWAY', close to Knowle Golf Club



REF: ASW5512

Asking Price £750,000

Five Bedrooms (Two En-Suite) * Two Reception Rooms (Main 9m X 6m) * Family Bathroom * Gas Central Heating & Double Glazing * Integral Three Car Garage Cellars * Council Tax Band: F * 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:

BRISLINGTON is a suburb in South Bristol within close proximity of both the A4 Bath Road and A37 Wells Road. Primary, Comprehensive Schools and St Brendans 6th Form College are well situated. Local shops, Superstores, the Avonmeads Retail Park - consisting of The Showcase Cinema Complex and other stores are within easy reach. Brislington Park & Ride is situated on the A4 for easy access into Bristol.

DESCRIPTION:

Situated on the sought after 'Fairway', this totally individual five bedroom detached offers flexible accommodation, and the potential (STPP) for development.

HALLWAY:

Approached via stained glass entrance doors and sidescreen. This is a very large hallway having stripped Pine floors, decorative Oak wall panelling to picture rail height, feature recessed window style light, original skirting radiator, stain glass window at the rear. Built in under stair storage cupboard, staircase rises to the first floor.

CLOAKROOM:

Opaque double glazed window to the side, half height tiling, fitted with a white close coupled W.C.

LIVING ROOM: 25' 10" x 17' 7" into bay (7.87m x 5.36m)

Feature double glazed bay window to the side, large double glazed window to the front, feature marble fireplace with inset gas Living flame style fire, original skirting radiators, picture rail, cloving, stripped Pine flooring.

DINING ROOM/BEDROOM: 15' 11" x 12' 10" (4.85m x 3.91m)

Double glazed window to the rear, skirting radiators, picture rail, stripped Pine flooring.

BEDROOM FOUR: 18' 1" into bay x 15' 9" (5.51m x 4.80m)

Large double glazed bay window to the front, two double glazed windows to the side, original skirting radiators, picture rail, stripped Pine flooring.

KITCHEN: 16' 5" x 11' 7" (5.00m x 3.53m)

Large double glazed window to the front. Fitted with an extensive range of Maple fronted wall units with fitted light pelmets with concealed worksurface lighting and cornice, base fitted units with black speckled polished granite worktop surfaces. Built under stainless steel 1.5 bowl single drainer sink unit, space for a large Range style cooker with cooker hood over, integrated dishwasher, tiled splashbacks, designer radiator.

UTILITY ROOM:

Double glazed door giving access to the side and double glazed window, space and plumbing for automatic washing machine, corner wash hand basin, single radiator.

FAMILY BATHROOM:

Double glazed window to the rear, fitted with a white suite comprising of a corner bath, separate shower cubicle and large pedestal wash hand basin, tiled floor and walling.

FIRST FLOOR LANDING:

Turnspindle balustrade, double glazed window to the rear, doors to first floor bedrooms.

MASTER BEDROOM: 16' 9" x 11' 7" plus recess into dormer window (5.10m x 3.53m)

Double glazed dormer window to the front, panelled radiator, access to eaves storage, archway to dressing room with built-in wardrobes and cupboards, and door to:

EN-SUITE BATHROOM:

Fitted with a white Jacuzzi style bath, pedestal wash hand basin, close coupled W.C, separate tiled shower cubicle with mixer shower, designer radiator, electric shaver point and tiled flooring.

BEDROOM TWO: 13' 10" x 9' 7" (4.21m x 2.92m)

Double glazed window to the side, panelled radiator, recessed low voltage spotlights, door to:

EN-SUITE SHOWER ROOM:

Corner shower cubicle with mixer shower, pedestal wash hand basin, close coupled W.C, extractor fan.

BEDROOM THREE: 8' 5" x 8' 3" plus recess (2.56m x 2.51m)

Double glazed window to the side, double glazed Velux windows to the rear, radiator.

OUTSIDE:

The property is surrounded at the front, rear and sides by various areas of garden, arranged as lawn, patio & flower beds. There is a driveway at the front which provides off road parking and gives access to the integral garage.

INTEGRAL GARAGE:

There is a large two/three car garage built under the property having wooden swing doors, power and light connected, side double glazed windows, personal giving access to the rear garden, and an internal door that gives access to a large area of cellar, housing a 'Worcester' combination boiler supplying central heating and domestic hot water.

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 or cliff@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)

39 Fairway
Bristol
BS4 5DF

Energy rating

D

Valid until:

14 January 2035

Certificate
number:

8326-0291-1678-8602-0523

Property type

Detached house

Total floor area

208 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

