

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

40 Fairway Brislington Bristol BS4 5DF

Situated on the approach to Knowle Golf Course, this much EXTENDED, and very well presented four bedroom semi detached family home, which is enhanced by a larger than average garden, SIMPLY MUST BE VIEWED TO BE APPRECIATED.



REF: ASW5527

Guide Price £675,000

Extended family home * Four bedrooms (master with en-suite & walk in wardrobe) * Three reception rooms * Large integral garage * Gas central heating & double glazing * Large West facing rear garden * 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:

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:

Where to start? This much extended, and extremely well presented four bedroom semi detached family home, is situated on the sought after 'Fairway', and is enhanced by a larger than average West facing rear garden. Internally, the property is finished to a very high standard, that should please even the most discerning of purchasers. Only by viewing internally, can all that is available be truly appreciated. Call the sole selling agent without delay to book your accompanied viewing appointment.

HALLWAY:

Double glazed composite entrance door with double glazed side screens. The hallway has been enlarged by an addition of a front porch, Karndean flooring, large panelled radiator, telephone point, central heating thermostat, understair storage cupboard, staircase rising to the first floor, door to:

CLOAKROOM:

Opaque double glazed window to the front with fitted Venetian blind, fitted with a white W.C with concealed cistern, wall attached wash hand basin, designer radiator.

LIVING ROOM: 15' 9" x 12' 8" (4.80m x 3.86m)

The living room has been increased in size by utilizing part of the original dining room. Double glazed bay window to the front with fitted Venetian blind, cast iron fireplace with decorative timber surround and inset gas living flame fire, radiator, television point, coved ceiling.

KITCHEN: 19' 8" x 9' 7" (5.99m x 2.92m)

Double glazed window to the rear with fitted roller blind. Fitted with an extensive range of Grey shaker style wall units with fitted cornice and light pelmets concealing LED worksurface lighting, base fitted units with Quartz worktops, built under 1.5 bowl stainless steel sink with mixer tap, integrated single oven, microwave with warming drawer, five burner gas hob with cooker hood over, space for American style fridge/freezer, space and plumbing for automatic washing machine and dishwasher, Karndean flooring, double glazed Velux window, recessed low voltage ceiling spotlights.

DINING ROOM: 16' 10" x 11' 0" narrowing to 9' (5.13m x 3.35m)

Double glazed patio door overlooking and giving access onto the rear garden, Karndean flooring, designer radiator, feature panelled wall.

SITTING ROOM: 14' 4" x 12' 11" (4.37m x 3.93m)

Double glazed French doors with side windows, overlooking and giving access onto the rear garden. Karndean flooring, television point, designer radiator, personal door to the garage.

FIRST FLOOR LANDING:

Built-in airing cupboard housing a pressurised hot water cylinder, access to loft space with retractable ladder, doors to first floor accommodation.

BEDROOM ONE: 13' 10" x 13' 1" (4.21m x 3.98m)

Double glazed window to the front with fitted Venetian blind, double panelled radiator, television point, telephone point, recessed low voltage ceiling spotlights, door to walk-in wardrobe with double glazed window to the rear with fitted roller blind, and a door to:

EN-SUITE SHOWER ROOM:

Opaque double glazed window to the rear with fitted Venetian blind, large shower cubicle with mixer shower, vanity wash hand basin, close coupled W.C, recessed low voltage ceiling spotlights, designer radiator.

BEDROOM TWO: 13' 4" x 11' 2" (4.06m x 3.40m)

Double glazed bay window to the front with fitted Venetian blind, double panelled radiator, television point, coved ceiling.

BEDROOM THREE: 11' 4" x 11' 1" (3.45m x 3.38m)

Double glazed window to the front with fitted Venetian blind, television point, coved ceiling.

BEDROOM FOUR: 8' 4" x 8' 2" (2.54m x 2.49m)

Double glazed window to the front with fitted Venetian blind, panelled radiator, telephone point and broadband point.

BATHROOM:

A larger than average bathroom. Double glazed window to the rear with fitted Venetian blind. Fitted with a white suite comprising of a panelled bath, separate tiled shower cubicle, pedestal wash hand, close coupled W.C, tiled surrounds, designer radiator, recessed low voltage spotlights.

FRONT GARDEN:

At the front is a garden enclosed by low boundary walling and fencing, being laid primarily to brick pavers providing off road parking and giving access to the garage, outside light, corner garden of lawn and flowerbed.

GARAGE:

A much larger than average integral garage having an up and over door, power and light connected, ideal classic gas fired boiler supplying central heating and domestic hot water, personal door returning to the sitting room.

REAR GARDEN:

At the rear is a much larger than average garden enjoying a sunny Westerly aspect. There is an area of patio immediately adjacent to the house with outside lighting, beyond which is a garden enclosed to both sides with timber fencing, laid primarily to lawn with side shrubbery, with a garden shed having lighting and power.

N.B:

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

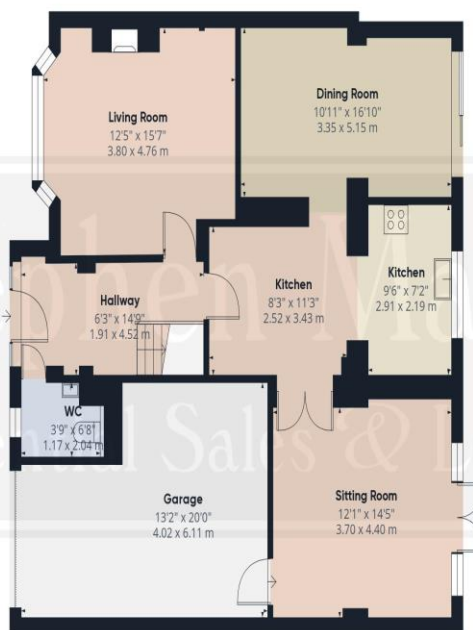




If you are interested in putting an offer in on this property, I will need the following information from you first.

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

Approximate total area^m
1740.42 ft²
161.69 m²



Floor 1

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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)

40 Fairway
BRISTOL
BS4 5DF

Energy rating

D

Valid until:

18 February 2035

Certificate
number:

1101-4035-4002-0192-0006

Property type

Semi-detached house

Total floor area

147 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		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		