

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## **17 Heathfield Crescent Whitchurch Bristol BS14 9RG**

**NO ONGOING CHAIN** with this three bedroom semi detached that is priced to reflect the **NEED FOR UPDATING**, although both the kitchen & bathroom have been replaced



REF: ASW5528

**Offers in Excess of £300,000**

**Three Bedroom Semi Detached \* Gas Central Heating  
& Mainly Double Glazed \* No Ongoing Chain \* Priced To  
Allow For Updating \* Council Tax Band: C \* EPC Rating: D**

Viewing: By appointment with Stephen Maggs Estate Agents  
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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. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, Argos and Next. South Bristol Sports Centre at West Town Lane 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, this 'Cotswold' style three bedroom semi detached is offered for sale without an ongoing chain. The property is in need of updating, which has been reflected in the price, but BOTH THE KITCHEN & BATHROOM have been replaced. This is a nice little project for someone to create their 'Ideal Home'

**HALLWAY:**

Opaque double glazed entrance door and sidescreen, tiled flooring, single panelled radiator, staircase rising to first floor.

**LIVING ROOM: 15' 11" x 10' 10" (4.85m x 3.30m)**

Double glazed window to the front, television point, single panelled radiator, wiring for wall lights.

**KITCHEN: 10' 10" x 9' 9" (3.30m x 2.97m)**

Door and window overlooking and giving access onto the rear garden. The kitchen has been refitted with a range of wall and base units with worktop surface, inset stainless steel single drainer sink unit, plumbing for automatic washing machine, built-in single oven, four ring glass hob with cooker recycle hood over, tiled surrounds, fluorescent striplight, two built-in understairs storage cupboards, one housing the gas and electric meters.

**GROUND FLOOR BATHROOM:**

Opaque double glazed window to the rear, re-fitted with a white suite comprising of a panelled bath with glass shower screen and mixer shower, close coupled W.C, single panelled radiator.

**FIRST FLOOR LANDING:**

Access to loft space which houses a gas fired combination boiler supplying central heating and domestic hot water, doors to all bedrooms.

**BEDROOM ONE: 15' 11" x 11' 0" (4.85m x 3.35m)**

Double glazed windows to the front, panelled radiator, television point, large recessed alcove.

**BEDROOM TWO: 10' 11" x 7' 4" (3.32m x 2.23m)**

Double glazed window to the rear, single panelled radiator, built-in over stairs storage cupboard.

**BEDROOM THREE: 8' 1" x 7' 10" (2.46m x 2.39m)**

Double glazed window to the rear, single panelled radiator.

**FRONT GARDEN:**

The front garden is open plan laid primarily to coloured stones, to the side of which is a concrete driveway providing off road parking for 2/3 cars with a wooden gate giving access to the rear garden.

**REAR GARDEN:**

At the rear is a garden enclosed with fencing and at present having two large timber sheds, with a single garage to the rear of one of the sheds, the garden does need general landscaping.

**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](mailto:nigel@stephenmaggs.co.uk) or [cliff@stephenmaggs.co.uk](mailto: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)

17 Heathfield Crescent  
BRISTOL  
BS14 9RG

Energy rating

**D**

Valid until:

**26 February 2035**

Certificate  
number:

**2060-3312-5050-5000-3025**

Property type

Semi-detached house

Total floor area

75 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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 B
69-80	<b>C</b>		
55-68	<b>D</b>	67 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		