

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**26 Talbot Road
Knowle
Bristol BS4 2NN**

AVAILABLE FOR THE FIRST TIME IN OVER 50 YEARS! This totally unique FOUR BEDROOM detached enhanced by a good size rear garden, requires a program of updating, and is sure to generate a great deal of interest. A RARE OPPORTUNITY!



REF: ASW5532

Asking Price £650,000

Substantial four bedroom period detached * Large rear garden * Extensive cellars * Gas central heating, and mainly double glazed * Garage & two parking spaces * Requires a program of updating * 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:

KNOWLE is situated off the A37 and is within easy commuting distance of the City Centre (which is approximately 3 miles away), Temple Meads Station and for access to the M32. Convenient for Broadwalk Shopping Precinct which offers a selection of shops and a Dental Surgery. Broadwalk itself has a number of High Street Banks and is accessible for main bus routes. Knowle also has a Golf Course.

DESCRIPTION:

A rare opportunity arises to purchase this totally individual four bedroom detached family home. Available for the first time in over 50 years, this period home is a blank canvass ready to be completely refurbished. Enjoying a generous South West facing rear garden, the property offers extensive cellars, a garage and additional parking. Only by viewing internally can the true potential be realised!

ENTRANCE VESTIBULE:

Wooden entrance door with original stained glass fan light, dado rail, tiled flooring, meter cupboards, stained glass door to:

HALLWAY:

Secondary glazed stained glass window to the front, single panelled radiator, original cornice, staircase rising to the first floor, door to:

CLOAKROOM:

Opaque double glazed window to the side, fitted with a white close coupled W.C, vanity wash hand basin, recessed low voltage spotlights.

LIVING ROOM: 20' 7" x 14' 0" into bay increasing to 16' 5" (6.27m x 4.26m)

Double glazed bay window to the front, opaque double glazed window to the front, double glazed door and sidescreen overlooking and giving access onto the rear garden, decorative fireplace with gas coal effect fire, double panelled radiator, original cornice and ceiling lights.

LIVING/DINING ROOM: 13' 6" x 11' 10" (4.11m x 3.60m)

Double glazed windows to the side and rear, stone built fireplace, panelled radiator, television point, large understair storage cupboard, archway through to:

SITTING AREA: 9' 4" x 6' 10" (2.84m x 2.08m)

Opaque window to the rear and double glazed patio door overlooking and giving access onto the garden, laminated timber flooring, single panelled radiator.

KITCHEN: 22' 1" x 7' 0" narrowing to 5' 11" (6.73m x 2.13m)

Three opaque double glazed windows to the side. Fitted with a range of light oak fronted wall and base units with contrasting worktop surfaces, inset stainless steel double drainer sink unit, built in double oven, four burner gas hob with cooker hood over, undercounter space for fridge, space for tumble dryer, two fluorescent striplights, panelled radiator, door to cellars, door to:

LEAN-TOO: 14' 5" x 9' 6" (4.39m x 2.89m)

Quarry tiled floor, space and plumbing for automatic washing machine, door giving access to the rear garden.

FIRST FLOOR LANDING:

Turnspindle balustrade, access to loft space, built in shelved storage cupboard, sliding door to:

SECOND LANDING:

Large double glazed window overlooking the rear garden, door to the fourth bedroom.

BEDROOM ONE: 20' 7" x 11' 10" maximum dimensions (6.27m x 3.60m)

Arranged as two areas, the first area can be a sleeping area with a double glazed window to the front, panelled radiator, laminated timber flooring, second area being fitted out as a large walk in wardrobe with dressing area and having two sash windows overlooking the previous mentioned second landing, vanity wash hand basin.

BEDROOM TWO: 13' 7" x 11' 11" (4.14m x 3.63m)

Double glazed window to the rear, single panelled radiator, picture rail, doorway to:

DRESSING ROOM/STUDY AREA: 9' 3" x 6' 8" (2.82m x 2.03m)

Dual aspect double glazed windows, panelled radiator, access to side eaves storage.

BEDROOM THREE: 12' 0" x 9' 8" (3.65m x 2.94m)

Double glazed window to the rear, single panelled radiator, fitted wardrobe with drawer unit.

BEDROOM FOUR: 14' 5" x 8' 3" (4.39m x 2.51m)

Double glazed windows to the front and rear, panelled radiator, laminated flooring.

BATHROOM: 8' 4" x 7' 3" (2.54m x 2.21m)

A larger than average bathroom having opaque double glazed windows to the front and side. Fitted with a grey suite comprising of a corner bath with electric shower over, pedestal wash hand basin, close coupled W.C, bidet, double panelled radiator, electric extractor fan.

CELLARS:

Approached via steps accessed from the kitchen, there is a large cellar arranged into three areas, the first being situated beneath the dining room having power and light, fitted bench and shelving, door to a second area again with fitted shelving and in turn an opening to a third and final area.

FRONT GARDEN:

The front garden is enclosed with walling, having two hardstandings, one giving access to the garage, forward flowerbed, outside lighting, gate that gives access to the rear garden.

GARAGE:

There is a single garage, having a metal up and over door, power and light connected and a rear personal door.

REAR GARDEN:

The property enjoys a large walled garden which enjoys a sunny South Westerly aspect, having an area of patio immediately adjacent to the rear of the house with then extensive areas of lawn, flowerbeds and shrubbery, there is a large brick shed built into the left hand corner.





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)

26 Talbot Road
BRISTOL
BS4 2NN

Energy rating

D

Valid until:

20 January 2035

Certificate
number:

0291-0200-6205-3919-0304

Property type

Semi-detached house

Total floor area

167 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)

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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		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		