

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**67 Kinsale Road
Whitchurch
Bristol BS14 9EY**

LARGER THAN IT LOOKS! This four bedroom detached family home is being sold for the first time since new. Enhanced by a large rear garden, this property should be viewed without delay!



REF: ASW5534

Asking Price £485,000

**Spacious Four Bedroom Detached * Large Rear Garden * Double Glazed
Conservatory * Garage & Parking For 4 Cars * Gas Central Heating
& Double Glazing * Requires Viewing To Be Appreciated
Council Tax Band: E * 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:

WHITCHURCH is situated in South Bristol and is served by Public Transport to Bristol, Bath and local areas. Whitchurch has a Health Centre, Library, local shops and an Asda Superstore. Whitchurch is served by many Primary Schools and Comprehensives are nearby. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, and Argos. 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:

Sure to generate buying interest, this four bedroom detached family home offers accommodation which is LARGER THAN IT WOULD APPEAR FROM THE OUTSIDE. The property is well presented throughout with a modern kitchen, newly fitted gas fired boiler, and a double glazed conservatory. Enhanced by a larger than average rear garden, and parking for four cars in addition to the garage. Only by viewing internally can all that is available be appreciated, so book your accompanied viewing without delay.

HALLWAY:

Opaque double glazed entrance door, laminated timber flooring, double panelled radiator, central heating thermostat, staircase rising to first floor, door to:

CLOAKROOM:

Opaque double glazed window to the side, fitted with a coloured close coupled W.C, corner wash hand basin with tiled splashback, single panelled radiator.

LIVING ROOM: 16' 7" into bay x 16' 0" (5.05m x 4.87m)

Double glazed bay window to the front, high level double glazed window to the side, feature John Bains reconstituted fireplace with raised set display plinths and gas living flame fire, double panelled radiator, television point, Broadband point, wiring for wall lights, coved and textured ceiling.

DINING ROOM: 11' 0" x 7' 10" (3.35m x 2.39m)

Double glazed French doors overlooking and giving access onto the Conservatory, double panelled radiator, coved ceiling.

CONSERVATORY: 11' 5" x 7' 4" (3.48m x 2.23m)

A substantial double glazed conservatory having tiled flooring, single panelled radiator, polycarbonate roof, recessed spotlights, French doors overlooking and giving access onto the rear garden.

KITCHEN: 11' 0" x 7' 9" (3.35m x 2.36m)

Double glazed window to the side with fitted venetian blind. The kitchen is fitted with a range of White fronted Hi-Gloss wall and base units with contrasting roll edge worktop surfaces, built in double oven, five burner gas hob with cooker extractor hood, inset single drainer sink unit, integrated tumble dryer, integrated dishwasher, plinth fan heater, recessed ceiling spotlights, opening to:

UTILITY ROOM: 7' 7" x 5' 7" (2.31m x 1.70m)

Double glazed door giving access onto the rear garden, fitted wall and base units to match those in the kitchen, space for upright fridge/freezer, cupboard housing a newly installed Worcester gas fired combination boiler supplying central heating and domestic hot water, plumbing for automatic washing machine, designer radiator, recessed ceiling spotlights.

FIRST FLOOR LANDING:

Double glazed Velux window, access to loft space, built in shelved storage cupboard, doors to first floor accommodation.

BEDROOM ONE: 15' 10" x 8' 9" plus door recess (4.82m x 2.66m)

Double glazed window to the front, single panelled radiator, range of fitted wardrobes, telephone point, door to:

EN-SUITE SHOWER ROOM:

Double glazed Velux window, shower cubicle with a Mira electric shower, vanity wash hand basin, W.C with concealed cistern, tiled walls and floor, designer radiator.

BEDROOM TWO: 11' 0" x 8' 11" (3.35m x 2.72m)

Double glazed window to the rear, single panelled radiator.

BEDROOM THREE: 11' 1" x 6' 9" (3.38m x 2.06m)

Double glazed window to the rear, single panelled radiator.

BEDROOM FOUR: 7' 11" x 7' 6" (2.41m x 2.28m)

Double glazed Velux window, single panelled radiator.

BATHROOM:

Double glazed Velux window. The bathroom has been refitted with a white suite comprising of a 'P' shaped bath with mixer tap, separate mixer shower & glass shower screen. Vanity units with semi recessed wash hand basin, W.C with concealed cistern, tiled walls, electric shaver point, designer radiator.

FRONT GARDEN:

At the front the garden is enclosed by brick walling and fencing, being laid to lawn with surrounding shrubbery, to the side of which is a block paved driveway providing off road parking for four cars, one of which would be covered by a car port, with outside light giving access to the garage.

GARAGE:

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

REAR GARDEN:

At the rear is a much larger than average garden, having a good size patio with floodlight immediately adjacent to the house, beyond which is a garden that is laid to lawn with shrub borders and beds, enclosed with lapwood fencing and having a substantial timber built garden shed.





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)

67 Kinsale Road
BRISTOL
BS14 9EY

Energy rating

D

Valid until:

17 March 2035

Certificate
number:

2050-3417-1050-2005-8095

Property type

Detached house

Total floor area

90 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

