

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**139 Bristol Road
Whitchurch Village
Bristol BS14 0PU**

A RARE OPPORTUNITY to acquire a VERY SPACIOUS four bedroom detached home, requiring updating and DIRECTLY ADJOINING OPEN COUNTRYSIDE.



REF: ASW5547

Asking Price £450,000

Spacious 4 Bedroom Detached Family Home * Directly Adjoining Open Countryside * Gas Central Heating & Double Glazing * Garage & Parking Requires Updating * No Onward Chain * 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:

The property is situated in **WHITCHURCH VILLAGE** which is located on the southern outskirts of Bristol on the A37 (Wells Road). There is an 18 hole golf course at nearby Stockwood Vale, with a wider range of country pursuits throughout the Chew Valley. Whitchurch Village is convenient for commuters to both Bristol and Bath. Local amenities such as Schools, Shops, Asda superstore and Sports Centre can be found in nearby Whitchurch.

DESCRIPTION:

A rare opportunity to acquire a very spacious four bedroom detached home, situated in Whitchurch Village, and directly adjoining open countryside. The property offers flexible accommodation that requires updating, and comes without the complication of an ongoing chain. An early internal viewing is strongly advised by the sole selling agent.

ENTRANCE PORCH:

Upvc double glazed door, Upvc double glazed window to the front, glazed door to:

HALLWAY:

Single panelled radiator, wall mounted central heating thermostat, large built-in understair cupboard, separate airing cupboard housing a lagged hot water cylinder with immersion heater, staircase rising to the first floor.

LIVING ROOM: 17' 11" x 13' 6" (5.46m x 4.11m)

A very spacious living room, having two double glazed windows to the rear enjoying views over the adjoining fields and countryside beyond, two single panelled radiators, television point, wiring for wall lights, sliding glazed doors to:

DINING ROOM: 13' 11" x 9' 10" (4.24m x 2.99m)

Double glazed French doors overlooking and giving access onto the rear garden, double panelled radiator, glazed door to:

KITCHEN: 10' 5" x 9' 10" (3.17m x 2.99m)

Double glazed window to the front with fitted Venetian blind. The kitchen is in need of refitment, presently having a range of wall and base units with worktop surface, shelved larder style cupboard, double panelled radiator, glazed door to side porch.

SIDE PORCH:

Door to the front garden, and a personal door into the garage.

BEDROOM THREE: 11' 11" x 10' 11" (3.63m x 3.32m)

Double glazed window to the rear enjoying a similar outlook to the living room, built-in wardrobe, single panelled radiator.

BEDROOM FOUR: 10' 11" x 10' 7" (3.32m x 3.22m)

Double glazed window to the front, built-in wardrobe, single panelled radiator.

BATHROOM:

A good size bathroom having two opaque double glazed windows to the rear. The bathroom is in need of refitment and presently has a panelled bath, pedestal wash hand basin, close coupled W.C and separate shower enclosure, double panelled radiator.

FIRST FLOOR LANDING:

An incredibly spacious landing, having access to loft space, built-in eaves storage to front and rear, double glazed window taking advantage of the previously mentioned view, doors to remaining bedrooms.

BEDROOM ONE: 20' 10" x 14' 2" (6.35m x 4.31m)

One of the biggest bedrooms that you will find. Double glazed windows to the side and rear, range of fitted wardrobes, double panelled radiator, television point.

BEDROOM TWO: 14' 3" x 9' 10" (4.34m x 2.99m)

Double glazed window to the side, single panelled radiator.

FRONT GARDEN:

At the front is a good size garden which is laid primarily to lawn, with a side gate which gives access to the rear garden, and a shared gravelled driveway which gives access to the attached garage, and extends to the front of the bungalow for another parking space.

GARAGE: 16' 4" x 11' 8" (4.97m x 3.55m)

A good size garage having a metal up and over door, double glazed window and door, overlooking and giving access onto the rear garden, electric meter and consumer box, "Worcester" gas fired boiler supplying central heating and domestic hot water.

REAR GARDEN:

At the rear is a good size garden enclosed with a combination of walling and hedging, being laid almost entirely to lawn with a small patio area to the rear of French doors. The garden adjoins open countryside and enjoys the associated views, large timber built workshop which is need of attention.

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)

139 Bristol Road
Whitchurch
BRISTOL
BS14 0PU

Energy rating

D

Valid until:

30 April 2035

Certificate
number:

3917-3095-3102-0005-2806

Property type

Detached house

Total floor area

145 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+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		