

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**525 Wells Road
Whitchurch
Bristol BS14 9AL**

**AN EXTENDED, TWO DOUBLE BEDROOM detached bungalow offering
SPACIOUS ACCOMMODATION, enhanced by a WEST FACING rear garden, and
REQUIRING A VIEWING TO APPRECIATE.**



REF: ASW5573

Asking Price £450,000

**Two double bedrooms (master en-suite) * Large living/dining room * Generous
kitchen * Bathroom * Gas central heating & double glazing * Garage & parking
* 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:

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. Easy access to Imperial Park retail centre at Hartcliffe Way provides a wide range of stores which include B & Q, M & S food store, Argos, Boots, Next, Costa Coffee, Home Sense and a useful Gym with a swimming pool. South Bristol Sports Centre at West Town Lane also provides a good range of facilities, which include all weather football/hockey pitches, rugby pitches, bowling green and gym.

DESCRIPTION:

MUCH BIGGER THAN IT LOOKS! This extended two double bedroom bungalow offers spacious living, that can only be appreciated by viewing internally. The accommodation is very well presented, and is enhanced by a West facing rear, detached garage and additional off-street parking. Properties of this calibre rarely come to the market, so as the sole selling agent we strongly advise booking an early appointment to view.

HALLWAY:

A much larger than average hallway having an opaque double glazed entrance door, engineered Oak flooring, cupboard housing meters, single panelled radiator, access to loft space with retractable ladder, doors to all accommodation.

LIVING/DINING ROOM: 25' into bay x 11' 8" narrowing to 10'8" (7.61m x 3.55m)

Double glazed bay window to the front with vertical blind, double glazed bay window to the side, stone fireplace housing an electric focal point fire, engineered Oak flooring, two double panelled radiators, television point, dado rail.

KITCHEN: 17' 9" x 11' 0" narrowing to 10'8" (5.41m x 3.35m)

The kitchen is fitted with an extensive range of cream fronted shaker style units, having fitted cornice and light pelmets concealing worksurface lighting, base fitted units with Quartz worktop surfaces, built under sink unit with mixer tap, built-in Hotpoint double oven, four ring glass hob with cooker hood over, integrated dishwasher, tiled splashbacks, space for upright fridge/freezer, small breakfast bar, plumbing for automatic washing machine, space allowing for an addition under counter appliance, double glazed window to the side, double glazed French doors and side window overlooking and giving access onto the rear garden, continuation of engineered Oak flooring, one double panelled radiator, one single panelled radiator.

BEDROOM ONE: 12' 3" plus door recess x 11' 0" (3.73m x 3.35m)

Double glazed window to the rear, fitted with an extensive range of bedroom furniture comprising of wardrobes, overhead storage cupboards forming bed recess, fitted bedside drawer units, engineered Oak flooring, double panelled radiator, door to:

EN-SUITE SHOWER ROOM:

Opaque double glazed window to the side, large tiled shower cubicle with mixer shower, built-in vanity units with semi recessed wash hand basin, fitted cupboard with mirror over, W.C with concealed cistern, tiled walls and flooring, designer radiator.

BEDROOM TWO: 11' 11" x 11' 9" (3.63m x 3.58m)

Double glazed window to the front with fitted vertical blind, single panelled radiator, television point, engineered Oak flooring.

BATHROOM:

Opaque double glazed window to the side with fitted roller blind, fitted with a white suite comprising of a panelled bath with mixer shower and glass shower screen, pedestal wash hand basin, close coupled W.C, extensive tiling, designer radiator.

FRONT GARDEN:

The front is laid to block paving providing off road parking for several cars, leading to a covered canopy style porch, and tarmac driveway that continues to the side of the bungalow giving access to the rear and garage.

REAR GARDEN:

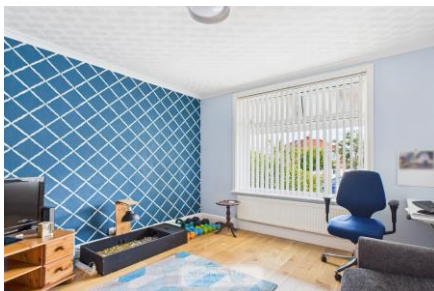
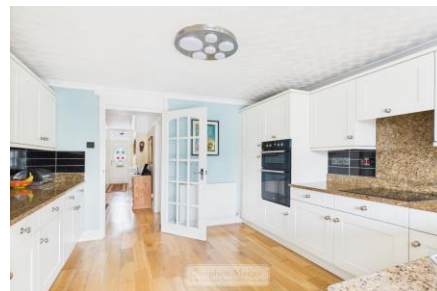
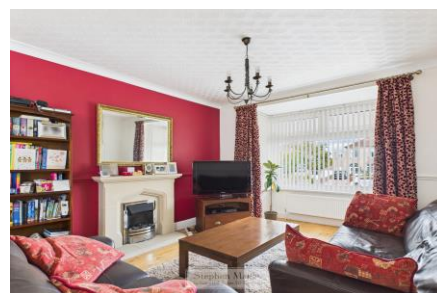
At the rear is a garden enjoying a Westerly aspect enjoying the afternoon sun, being enclosed with a combination of fencing and hedging. There is a good size area of patio immediately adjacent to the bungalow with flood light, beyond which is a garden laid to lawn with side shrub border and young Apple trees, greenhouse and garden shed being situated to the rear of the garage.

GARAGE:

A single detached garage set back into the rear garden, having an up and over door, power and light connected, and a side personal door.

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 reception@stephenmaggs.co.uk before any offer is put forward.



Approximate total area⁽¹⁾
1020 ft²
94.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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)

525 Wells Road
BRISTOL
BS14 9AL

Energy rating

D

Valid until:

17 July 2035

Certificate
number:

0933-0200-7005-4810-0400

Property type

Detached bungalow

Total floor area

99 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	63 D	
39-54	E		
21-38	F		
1-20	G		