

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**86 Court Farm Road  
Whitchurch  
Bristol BS14 0ED**

**This 'WIMPEY' built three bedroom semi detached is situated in a POPULAR LOCATION, and available WITHOUT THE COMPLICATION OF AN ONGOING CHAIN.**



REF: ASW5575

**Asking Price £325,000**

**Three bedroom semi \* Popular location \* No ongoing chain  
Gas central heating & double glazing \* Garden & off-street parking  
Council tax band: C \* EPC Rating: C**

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](http://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:**

Offered for sale without the complication of an ongoing chain, this three bedroom 'Wimpey' built semi detached is situated in a popular location, and requires only an internal viewing to be appreciated. Call the selling agent to book your accompanied appointment.

**ENTRANCE PORCH:**

Double glazed sliding entrance door, tiled floor, courtesy light, glazed door to:

**HALLWAY:**

Single panelled radiator, wooden flooring, staircase rising to first floor, door to:

**LIVING ROOM: 13' 5" x 13' 0" (4.09m x 3.96m)**

Double glazed window to the front, stone fireplace with electric focal point fire, double panelled radiator, laminate flooring, television point. understair storage cupboard, door to:

**DINING ROOM: 10' 10" x 8' 11" (3.30m x 2.72m)**

Double glazed window with glazed door overlooking and giving access onto the rear garden, laminate flooring, doorway to:

**KITCHEN: 9' 11" x 7' 4" (3.02m x 2.23m)**

Double glazed window to the side with fitted Venetian blind, double glazed door and window overlooking and giving access onto the rear garden. The kitchen has been refitted with a range of wall and base units, Quartz worktop surfaces, built-under single sink, built-in single oven, microwave, four ring glass hob with cooker hood over, space for undercounter fridge and freezer, plumbing and space for automatic washing machine, tiled splashbacks, panelled radiator.

**FIRST FLOOR LANDING:**

Double glazed window to the side, access to loft space having light and retractable ladder, doors to first floor accommodation.

**BEDROOM ONE: 12' 10" x 9' 5" (3.91m x 2.87m)**

Double glazed window to the front with glimpses of Dundry Hillside, panelled radiator, built-in wardrobe.

**BEDROOM TWO: 9' 10" x 8' 10" (2.99m x 2.69m)**

Double glazed window to the rear, double panelled radiator, cupboard housing a Valliant gas fired combination boiler supply gas central heating and domestic hot water.

**BEDROOM THREE: 9' 10" x 6' 11" (2.99m x 2.11m)**

Double glazed window to the front, double panelled radiator, wardrobe built over the stair box.

**BATHROOM:**

Opaque double glazed window to the rear with fitted Venetian blind, re-fitted with a corner shower cubicle with mixer shower, vanity wash hand basin, close coupled W.C, extensive tiling.

**FRONT GARDEN:**

At the front is a garden laid to lawn with surrounding flowerbed, beside which is off-street parking for 2 vehicles, and a wooden gate that gives access to the rear garden.

**REAR GARDEN:**

Immediately to the rear is an area of patio with floodlight and water point, beyond which is a garden laid to lawn with mature side flower bed, timber garden shed, greenhouse and summer house.





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 [reception@stephenmaggs.co.uk](mailto:reception@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)

86 Court Farm Road  
BRISTOL  
BS14 0ED

Energy rating

C

Valid until:

23 July 2035

Certificate  
number:

2060-0113-9050-2001-4021

Property type

Semi-detached house

Total floor area

74 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 C. 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

