

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**10 Bloomfield Lane
Paulton
Bristol BS39 7QU**

**A completely renovated, extended two bedroom semi detached bungalow,
requiring an internal viewing to be appreciated.**



REF: ASW5576

Offers in Excess of £345,000

**'Ready to move into' * Two bedrooms * New kitchen & shower room
New gas central heating & rewire * Wood burner * Popular location
Garage & parking * Council tax band: C * 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:

PAULTON offers a good range of local village amenities including a post office, supermarket, shops, chemist, library, hospital, doctors' and dentist surgeries. For those wishing to commute, the commercial centres of Bristol, Bath and Wells all lie within daily travelling distance.

DESCRIPTION:

This extended two bedroom bungalow has been totally renovated throughout, in brief this property benefits from having an entrance porch, kitchen, lounge, shower room, two double bedrooms master with a dressing room, parking for several vehicles, single garage and well proportioned front and rear gardens.

ENTRANCE PORCH: 6' 5" x 3' 4" (1.95m x 1.02m)

HALLWAY: 7' 3" x 4' 11" (2.21m x 1.50m)

LIVING ROOM: 16' 0" x 11' 8" (4.87m x 3.55m)

KITCHEN: 10' 9" x 7' 3" (3.27m x 2.21m)

BEDROOM ONE: 12' 7" x 8' 11" (3.83m x 2.72m)

DRESSING/SUN ROOM: 11' 2" x 8' 6" (3.40m x 2.59m)

BEDROOM TWO: 10' 4" x 8' 9" (3.15m x 2.66m)

SHOWER ROOM: 6' 0" x 5' 11" (1.83m x 1.80m)

NB: The Energy Performance Certificate was carried out BEFORE the new heating was installed.

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.



Approximate Floor Area
752 Sq. ft.
(69.9 Sq. m.)



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.

Energy performance certificate (EPC)

10 Bloomfield Lane
Paulton
BRISTOL
BS39 7QU

Energy rating

D

Valid until:

3 April 2032

Certificate
number:

0121-2734-2042-2302-3051

Property type

Semi-detached bungalow

Total floor area

70 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

