

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

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

Larger than it looks! This extended dormer bungalow offers 4 bedrooms, in addition to 2 reception rooms, 2 bathrooms & 2 garages. View without delay!



REF: ASW5577

Guide Price £416,500

Extended dormer bungalow * Four bedrooms * Large living room & separate dining room * Gas central heating & double glazing * Two garages & additional parking * No onward chain * Council tax band: D * EPC Rating: C

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

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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:

Offering accommodation that is far larger than you think! This extended four bedroom dormer bungalow would suit the growing family, and requires only an internal viewing to be appreciated. Boasting two large reception areas, the property enjoys two bathrooms, and is decorated to a high standard. There is a good size rear garden with a raised decking area, and two garages with additional parking. Call to book your accompanied viewing without delay!

ENTRANCE PORCH:

Upvc double glazed entrance door, timber panelling to dado height, check tiled flooring, glazed door to:

HALLWAY:

Cupboard housing electric consumer box, double panelled radiator, hi-gloss finish laminate flooring, door to:

LIVING ROOM: 20' 7" into bay x 10' 11" (6.27m x 3.32m)

Double glazed bay window to the front, two double panelled radiators, television point, recessed low voltage spotlights, door to kitchen, square opening to dining room, staircase rising to first floor conversion.

DINING ROOM: 10' 11" x 9' 4" (3.32m x 2.84m)

Double glazed French doors overlooking and giving access onto the rear garden, tiled flooring, double panelled radiator, wall mounted 'Baxi' gas fired combination boiler supplying central heating and domestic hot water.

KITCHEN: 16' 0" x 7' 0" (4.87m x 2.13m)

Double glazed windows to the front side and rear, opaque double glazed door giving access onto the rear garden. The kitchen is fitted with a range of White hi-gloss fronted wall and base units with contrasting roll edge worktop surfaces, inset stainless steel single drainer sink unit, space and plumbing for automatic washing machine, 'New World' five burner gas cooking range, tiled walls, recessed low voltage spotlights, double panelled radiator.

BEDROOM ONE: 14' 5" x 10' 10" (4.39m x 3.30m)

Double glazed French doors overlooking and giving access onto a raised area of decking, fitted wardrobes with mirror sliding doors, double panelled radiator, laminated timber flooring.

BEDROOM TWO: 14' 7" x 10' 9" (4.44m x 3.27m)

Double glazed window to the front with fitted roller blind, double panelled radiator, built in glass fronted storage cupboard, wiring for wall lights.

BATHROOM ONE:

Opaque double glazed window to the rear with fitted roller blind. The bathroom is fitted with a White suite comprising of a panelled bath with mixer tap shower and glass shower screen, pedestal wash hand basin, close coupled W.C, tiled walls, double panelled radiator.

FIRST FLOOR LANDING:

Doors to remaining bedrooms and second bathroom.

BEDROOM THREE: 16' 10" x 11' 3" floor area (5.13m x 3.43m)

Two double glazed Velux windows to the front, built in eaves storage cupboards, low voltage ceiling spotlights, double panelled radiator.

BEDROOM FOUR: 13' 9" x 7' 7" (4.19m x 2.31m)

Double glazed window to the rear, double panelled radiator, recessed low voltage spotlights.

BATHROOM TWO:

Double glazed window to the rear, fitted with a White suite comprising of a panelled bath with fitted shower screen and mixer tap shower, pedestal wash hand basin, close coupled W.C, tiled walls, tile effect laminated flooring, double panelled radiator.

FRONT GARDEN:

At the front is a garden enclosed with walling and railing, being laid to artificial grass with inset flowerbeds, driveway providing off road parking for two cars leading to the integral garage.

INTEGRAL GARAGE:

There is a small garage situated beneath the kitchen, rear personal door giving access to the rear garden.

REAR GARDEN:

At the rear is a good size garden enjoying a Westerly aspect for afternoon sun, enclosed with a combination of walling and lapwood fencing. There is a good size area of decking immediately adjacent to the house with outside lighting, four steps down to the main garden which is laid to a combination of artificial grass, second area of decking and patio, workshop area, bike storage area and second garage which is accessed from a rear lane.

SECOND GARAGE:

Having a metal up and over door with power and light connected.

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.



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)

521 Wells Road
BRISTOL
BS14 9AL

Energy rating

C

Valid until:

19 August 2035

Certificate
number:

0288-0200-6905-4017-0704

Property type

Semi-detached house

Total floor area

122 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

