

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

Hillbury Half Acre Lane Whitchurch Bristol BS14 0JJ

Stephen Maggs Estate Agents are privileged to offer for sale this EXTENDED FOUR BEDROOM DETACHED BUNGALOW, situated in a sought after road, and enhanced by a BEAUTIFUL REAR GARDEN.



REF: ASW5578

Asking Price £650,000

**Four bedroom detached bungalow * Stunning 30' living room * Refitted kitchen
* Larger than average bathroom * Large rear garden
Garage & Ample off-street parking
Council tax band: E * 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 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 larger stores which include B&Q & Argos, Boots, Next, Costa Coffee 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:

This truly spacious detached bungalow is situated in a sought after location, and offers extremely flexible accommodation. At present arranged with four bedrooms, the property is presented to a high level, and requires only an internal viewing to be fully appreciated. At the rear is a beautiful garden with a magnificent Monterey Pine tree (with a preservation order), and there is ample off-street parking in addition to the detached garage. This is a quality home!

ENTRANCE PORCH:

Leaded double glazed entrance doors, tiled flooring, further door with side windows to:

HALLWAY:

A large entrance hallway, having a single panelled radiator, recessed low voltage ceiling spotlights, large built in storage cupboard, access to loft space.

LIVING ROOM: 30' 2" x 13' 3" (9.19m x 4.04m)

One of the main features is this very large living space. Two large leaded windows with fitted vertical blinds, leaded double glazed patio door with vertical blind giving access onto the large area of patio, feature stone built inglenook style fireplace, with gas log effect burner and raised side display plinth, two double panelled radiators, solid natural wood floor, television point, picture rail.

KITCHEN: 14' 10" to the front of the units x 7' 9" (4.52m x 2.36m)

Approached via an inner hallway from the main hallway. Leaded double glazed door overlooking and giving access onto the rear garden. The kitchen has been comprehensively re-fitted with a range of White hi-gloss fronted units with contrasting worktop surfaces, inset 1.5 bowled single drainer sink unit, built in Hotpoint double oven, four ring glass hob with cooker recycle hood over, space and plumbing for automatic washing machine, integrated dishwasher, wood effect laminated flooring. A 'Worcester' gas fired boiler supplying central heating & hot water is concealed in the kitchen.

BEDROOM ONE: 13' 10" x 11' 11" (4.21m x 3.63m)

Double glazed window with fitted venetian blind to the front, laminated timber flooring, double panelled radiator, picture rail, television point.

BEDROOM TWO: 13' 10" x 12' 1" (4.21m x 3.68m)

Double glazed window to the front with fitted venetian blind, double panelled radiator, picture rail, wiring for wall lights.

BEDROOM THREE: 12' 1" x 10' 5" plus wardrobes (3.68m x 3.17m)

Leaded double glazed window with venetian blind to the side, built in mirror fronted wardrobes, single panelled radiator, laminated timber flooring.

BEDROOM FOUR: 10' 1" x 8' 5" (3.07m x 2.56m)

Leaded double glazed window with venetian blind to the rear, double panelled radiator, fitted spotlight rail.

BATHROOM:

A much larger than average bathroom, having a opaque double glazed window to the side, walk in shower cubicle with a Triton electric shower unit, whirlpool style bath, pedestal wash hand basin, close coupled W.C, tiled walls and floor, ladder style radiator, recessed low voltage ceiling spotlights, electric extractor fan.

FRONT GARDEN:

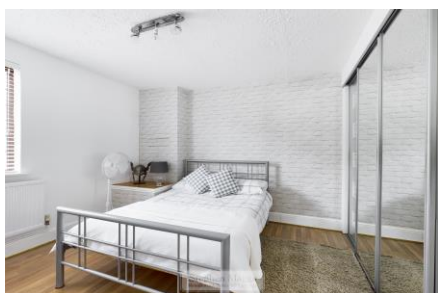
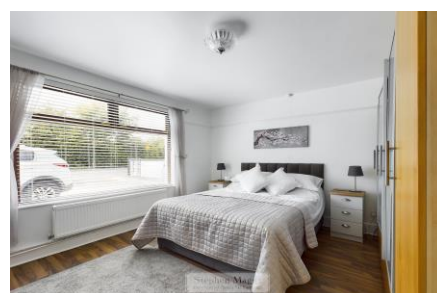
The front garden is enclosed by low rendered wall having twin access gates, a central area laid to coloured stones providing off road parking for several cars with surrounding flowerbed, beside which is a brick paviour driveway which extends passed the bungalow, providing parking for four to five cars and giving access to the garage.

GARAGE:

The garage is detached in the rear garden, having metal up and over door, two side windows, personal door, power and light connected. There is also a sink with water.

REAR GARDEN:

Immediately to the rear of the bungalow is a large brick paved area of patio which extends to a raised deck, both of which have timber balustrade overlooking an attractive fishpond which has a waterfall, beyond which is a garden which is enclosed with a combination of hedging and fencing, with a good size area laid to lawn with mature apple tree and a magnificent Monterey pine tree which has preservation order, a small second side patio area, hardstanding area providing good space for an additional shed, outside W.C to the rear of the garage.





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)

Hillbury
Half Acre Lane
BRISTOL
BS14 0JJ

Energy rating

C

Valid until: 22 June 2032

Certificate number: 3532-1726-5100-0057-7222

Property type

Detached bungalow

Total floor area

137 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60