



Valuations based on experience!

**5 Warman Close
Stockwood
Bristol BS14 8LY**

A 2/3 bedroom semi detached chalet requiring a complete program of updating. Priced to reflect the desire for an early sale.



REF: ASW5592

Offers in Excess of £250,000

**Chalet Style Semi Detached * Two/Three Bedrooms
Requiring Complete Updating * No Ongoing Chain * Priced To Sell
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:

STOCKWOOD is situated in South Bristol between Keynsham and Whitchurch. It is served well by Public Transport to Bristol, Bath, and other local areas. Stockwood has its own Library, Health Centre, and boasts an 18 hole golf course. Located nearby is the Avon Wild Life Trust which is used by the locals for both walking and cycling. There are numerous local shops, and a large shopping outlet including a cinema with numerous eating places in nearby Brislington.

DESCRIPTION:

Situated in a sought after location, and requiring a complete program of updating, this chalet style semi detached is offered for sale without the complication of an ongoing chain. Many of these have had side loft extensions to provide four first floor bedrooms. This property is priced to sell, and should be viewed without delay!

HALLWAY:

Double glazed entrance door, opaque double glazed window to the side, cupboard housing gas and electric meters, single panelled radiator, staircase rising to first floor.

LIVING ROOM: 18' 3" x 10' 10" (5.56m x 3.30m)

Double glazed patio door overlooking and giving access onto the rear garden, television point.

KITCHEN/BREAKFAST ROOM: 18' 5" x 7' 9" (5.61m x 2.36m)

Double glazed windows to the side and rear, double glazed door giving access to the side. The kitchen has a range of the original wall and base units, so is in need of general refitting.

DINING ROOM/BEDROOM THREE: 10' 10" x 10' 4" (3.30m x 3.15m)

Double glazed window to the front, television point, walk in understair cupboard.

BATHROOM:

Opaque double glazed window to side, fitted with the original blue panelled bath with mixer shower, pedestal wash hand basin, tiled walls.

SEPARATE W.C:

Opaque double glazed window to the side, low level W.C.

FIRST FLOOR LANDING:

Access to loft space, doors to remaining accommodation.

BEDROOM ONE: 18' 11" x 11' 0" (5.76m x 3.35m)

Double glazed window to the rear, access to eaves storage at the side, airing cupboard having a lagged hot water cylinder with fitted immersion heater.

FRONT GARDEN:

At the front is a garden that is laid to coloured stones, to the side of which is concrete driveway providing off road parking for several cars with outside lighting leading to the garage.

BEDROOM TWO: 11' 0" x 10' 8" (3.35m x 3.25m)

Double glazed window to the front, access to side eaves storage space.

GARAGE:

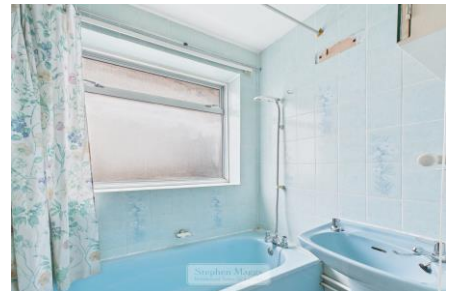
There is a single garage set back into the rear of the garden, in need of attention.

REAR GARDEN:

Enclosed with fencing, laid mainly to lawn with a timber shed behind the garage.

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.



GIRAFFE360

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)

5 Warman Close
BRISTOL
BS14 8LY

Energy rating

D

Valid until:

23 June 2035

Certificate
number:

1335-2026-8500-0644-2226

Property type

Semi-detached house

Total floor area

110 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 C.

[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

