

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**14 Copeland Drive
Whitchurch
Bristol BS14 9YF**

Popular 'Fortfield Green' is the location of this TWO BEDROOM semi detached starter home, offered for sale WITH NO ONGOING CHAIN, and boasting a SINGLE ATTACHED GARAGE.



REF: ASW5591

Asking Price £295,000

**Two Bedroom Semi Detached * Spacious Living Room * Gas Central Heating & Double Glazing * Attached Garage With Additional Parking For Three Cars
No Ongoing Chain * 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:

WHITCHURCH is situated in South Bristol and is served by Public Transport to Bristol, Bath and local areas. Whitchurch has a Health Centre, Library, local shops and an Asda Superstore. Whitchurch is served by many Primary Schools and Comprehensives are nearby. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, and Argos. South Bristol Sports Centre at West Town Lane provides a good range of facilities, which include all weather football/hockey pitches, rugby pitches, bowling green and gym.

DESCRIPTION:

Offered for sale with no ongoing chain, this Robinson Homes built two bedroom semi detached offers accommodation suitable to both first time buyers and investors. Enjoying both gas central heating and double glazing, the property enjoys an enclosed rear garden, and off road parking for three cars in addition to the attached single garage. Call to book your accompanied viewing without delay!

HALLWAY:

Opaque double glazed entrance door, opaque double glazed window to the front, panelling to dado height, single panelled radiator, staircase rising to first floor.

LIVING ROOM: 14' 11" x 14' 2" (4.54m x 4.31m)

Double glazed window to the rear with fitted venetian blind, opaque double glazed door giving access onto the rear garden, fireplace with electric focal point fire, double panelled radiator, understair storage cupboard, dado rail.

KITCHEN: 8' 6" x 8' 1" (2.59m x 2.46m)

Double glazed window to the front with fitted venetian blind. The kitchen is fitted with a range of wood effect wall and base units with contrasting roll edge worktop surfaces, inset stainless steel single drainer sink unit, plumbing for washing machine, built in single oven, four ring glass hob with cooker hood over, tiled surrounds, single panelled radiator.

FIRST FLOOR LANDING:

Double glazed window to the side with fitted venetian blind, storage cupboard housing a Worcester gas fired combination boiler supplying central heating and domestic hot water, access to loft space, doors to first floor accommodation.

BEDROOM ONE: 9' 11" to wardrobes x 9' 1" (3.02m x 2.77m)

Double glazed window to the front with fitted venetian blind, wall to wall fitted wardrobes with overhead storage cupboards, also fitted dressing table with drawer units, built in over stair storage cupboard, double panelled radiator.

BEDROOM TWO: 11' 4" x 8' 6" (3.45m x 2.59m)

Double glazed window to the rear with fitted venetian blind, single panelled radiator.

BATHROOM:

Opaque double glazed window to the rear, presently fitted with a shower cubicle having an electric shower, vanity wash hand basin, close coupled W.C, tiled walls, recessed low voltage spotlights.

FRONT GARDEN:

The front is laid entirely to block paving, providing off road parking for three cars leading to the garage.

GARAGE:

There is a single garage attached at the side, having a metal up and over door and a rear personal door.

REAR GARDEN:

At the rear is a garden enclosed with wooden fencing, having an area of patio immediately adjacent to the house with outside light, with the remainder being laid to lawn.

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 floor plan shows a rectangular layout. On the left is a large bedroom (9'0" x 9'11", 2.76 x 3.03 m). On the right is another large bedroom (11'2" x 8'5", 3.42 x 2.59 m). At the bottom center is a landing (5'4" x 6'0", 1.63 x 1.83 m) with a staircase leading down. To the right of the landing is a bathroom (5'6" x 5'11", 1.69 x 1.82 m). The plan includes various doors, windows, and a central hallway area.

Room	Dimensions (ft x in)	Dimensions (m x m)
Bedroom	9'0" x 9'11"	2.76 x 3.03
Bedroom	11'2" x 8'5"	3.42 x 2.59
Landing	5'4" x 6'0"	1.63 x 1.83
Bathroom	5'6" x 5'11"	1.69 x 1.82

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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)

14 Copeland Drive
BRISTOL
BS14 9YF

Energy rating

D

Valid until:

22 October 2035

Certificate
number:

2060-1210-1050-9098-7021

Property type

End-terrace house

Total floor area

59 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

