

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

10 Minton Close Whitchurch Bristol BS14 9YB

A very well presented TWO BEDROOM semi detached situated on the popular 'Fortfield Green', requiring an early viewing to appreciate



REF: ASW5598

Asking Price £299,000

**Two Bedroom Semi Detached * Modern Kitchen & Bathroom
Gas Central Heating & Double Glazing * Off-Street Parking
Outbuilding Suitable For Home Workers
Council Tax Band: C * 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. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, Argos and Next. 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:

Situated on the sought after 'Fortfield Green' estate, this very well presented two bedroom semi detached would make an ideal first purchase. Offering a modern kitchen and bathroom, together with gas central heating and double glazing, the property boasts a large outbuilding which may be suitable for someone wanting to work from home. As the seller's sole agent we strongly advise an early viewing to secure.

HALLWAY:

Double glazed composite front door, designer radiator, laminated timber flooring, staircase rising to first floor, door to:

LIVING ROOM: 15' 5" x 14' 6" maximum (4.70m x 4.42m)

Double glazed window to the rear with fitted Venetian blind, double glazed door giving access to the rear garden having a fitted roller blind, laminated timber flooring, two designer radiators, television point, understair cupboard having space for plumbing automatic washing machine, square opening to:

KITCHEN: 8' 11" x 6' 11" (2.72m x 2.11m)

Double glazed window to the front with close fit Venetian blinds. The kitchen is fitted with a range of wall and base units with contrasting roll edge worktop surfaces, inset stainless steel single drainer sink unit with mixer tap, built-in Indesit electric double oven, four burner gas hob with cooker hood over, tiled surrounds, fitted spotlight rail.

FIRST FLOOR LANDING:

Double glazed window with close fit Venetian blind to the side, access to loft space, doors to first floor accommodation.

BEDROOM ONE: 15' 0" maximum x 9' 2" (4.57m x 2.79m)

Double glazed window to the front with fitted Venetian blind, fitted wardrobe with sliding door, single panel radiator, laminated timber flooring, large recess suitable for a built in wardrobe, built - in over stair cupboard which also has a panelled radiator.

BEDROOM TWO: 10' 4" x 8' 10" (3.15m x 2.69m)

Double glazed window to the rear with fitted roller blind, Mitsubishi air conditioning unit which also acts as a heater.

BATHROOM:

Opaque double glazed window to the rear. The bathroom is fitted with a corner shower cubicle with mixer shower, vanity wash hand basin, close coupled W.C, tiled walls and floor, designer radiator.

FRONT GARDEN:

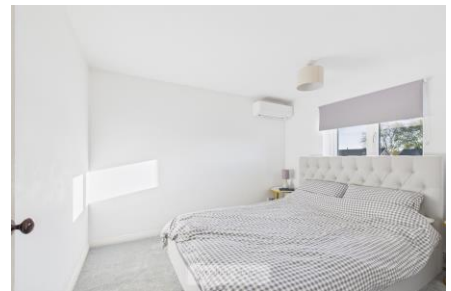
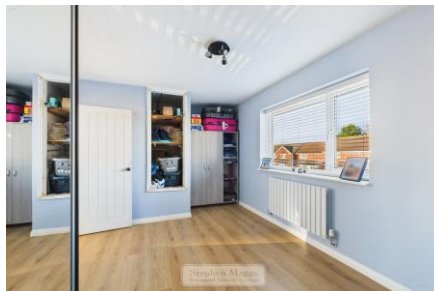
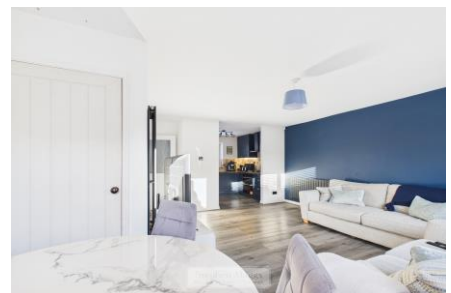
At the front is a garden laid to coloured chippings, beside which is a driveway with partial carport providing off road parking for two cars.

REAR GARDEN:

At the rear is a garden enjoying a Southerly aspect, having an area of patio immediately adjacent to the house, with remainder being laid to lawn. At the rear is a large timber framed outbuilding, which could someone who works from home etc.

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 lisa@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)

10 Minton Close
BRISTOL
BS14 9YB

Energy rating

C

Valid until:

18 May 2033

Certificate
number:

0350-2991-3250-2897-0645

Property type

Semi-detached house

Total floor area

74 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

