

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

2 Emmett Wood Whitchurch Bristol BS14 0JG

DETACHED five bedroom family home set on the highly sought after WINDWAYS estate.



REF: ASW5404

Offers in Excess of £450,000

**DETACHED On WINDWAYS * Five Bedrooms * Kitchen * Dining Room
Lounge * Bathroom * Garage & Parking * Enclosed Rear Garden
Council Tax Band - E * EPC - D**

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

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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, 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:

If your looking for a well proportioned family home this could well be for you. Set in the Emmett Wood cul-de-sac this five bedroom property will make a fantastic home for a growing family. Further benefits include Lounge, Dining Room, Kitchen, Bathroom, enclosed rear garden, off street parking, single garage, gas central heating, double glazing.

ENTRANCE:

Part obscure wooden glazed door into:

ENTRANCE PORCH:

Entrance porch with lighting, laminate flooring, multi pain opaque wooden door into:

HALLWAY:

Radiator, stairs rising to first floor, telephone point, storage cupboard, door leading to:

LOUNGE: 15' 1" x 11' 9" (4.59m x 3.58m)

Upvc bay window to front, radiator, T.V point, gas fire set in surround, door leading to:

DINING ROOM: 15' 1" x 10' 7" (4.59m x 3.22m)

Upvc double glazed window to rear, aluminium patio doors to rear with secondary glazing, radiator, wall lighting, under stairs storage cupboard, door leading to:

INNER HALLWAY:

Door off to garage, door leading to downstairs cloakroom, door to kitchen.

CLOAKROOM:

Opaque Upvc double glazed window to side, low level W.C wall mounted sink with tiled splashback, radiator.

KITCHEN: 14' 5" x 8' 0" (4.39m x 2.44m)

Upvc double glazed window to rear, half Upvc double glazed door to rear. The kitchen is fitted with a range of wall and base units with roll top work surface, stainless steel sink drainer with mixer tap, tiled splashback, space and plumbing for automatic washing machine, space and plumbing for dishwasher, space for tumble dryer, fridge and freezer, radiator, gas Range cooker with hood over.

GARAGE: 18' 10" x 8' 2" (5.74m x 2.49m)

With up and over door, power, wall mounted gas boiler.

FIRST FLOOR LANDING:

Loft access with pull down ladder, part boarded, door to airing cupboard, doors off to further accommodation.

BEDROOM ONE: 12' 11" x 8' 4" (3.93m x 2.54m)

Upvc double glazed window to front, T.V point, fitted wardrobe.

BEDROOM TWO: 14' 2" x 8' 7" (4.31m x 2.61m)

Upvc double glazed window to front, fitted wardrobe, radiator T.V point.

BEDROOM THREE: 10' 7" x 8' 5" (3.22m x 2.56m)

Upvc double glazed window to rear, fitted wardrobes, radiator.

BEDROOM FOUR: 9' 1" x 8' 0" (2.77m x 2.44m)

Upvc double glazed window to rear, radiator.

BEDROOM FIVE: 9' 8" x 6' 5" (2.94m x 1.95m)

Upvc double glazed window to front, radiator, storage cupboard.

BATHROOM:

Opaque Upvc double glazed window to rear, radiator, part tiled walls, low level W.C, pedestal wash hand basin, panelled bath with electric shower over, extractor fan.

FRONT GARDEN:

To the front is off road parking for two vehicles leading to front door and garage, lawn area enclosed by hedging.

REAR GARDEN:

To the rear the garden is enclosed by wooden fence panelling mainly laid to lawn with two patio areas, outside tap, gated side access and storage for bins.

AGENTS NOTES

The windows have been replaced approx 12 months ago along with the bathroom and cloakroom.

N.B:

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.



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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 cliff@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)

2 Emmett Wood BRISTOL BS14 0JG	Energy rating D	Valid until: 1 October 2033
		Certificate number: 0526-3930-8200-4347-5200

Property type	Detached house
Total floor area	108 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 current energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, partial insulation (assumed)	Average