

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**81 Edgefield Road
Whitchurch
Bristol BS14 0ND**

This TOTALLY INDIVIDUAL three bedroom detached offers accommodation THAT IS FAR LARGER than it appears. An internal viewing is essential to appreciate.



REF: ASW5417

Offers in Excess of £360,000

**Totally individual detached family home * Very spacious living accommodation
* Gas central heating & double glazing * Garage & parking * Enclosed rear
garden * Council tax band: D * 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, Sports 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, Argos, Next and Boots. 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:

Designed and built by our clients in 1986, this three bedroom detached offers accommodation that is far larger than the outer appearance suggests. Offering both gas central heating and double glazing, this fine family home requires only an internal viewing to be appreciated. Contact the sole selling agent to arrange your accompanied viewing without delay!

ENTRANCE PORCH:

Wooden partly glazed entrance door, double glazed window to the front, laminated timber flooring, glazed door and sidescreen to:

HALLWAY:

Single panelled radiator, continuation of laminated timber flooring, staircase rising to the first floor.

CLOAKROOM:

Opaque double glazed window to the side, fitted with a white close coupled W.C, wall attached wash hand basin, Worcester gas fired combination boiler supplying central heating and domestic hot water, built in shelved storage cupboard.

SITTING ROOM/SNUG: 15' 2" x 8' 6" (4.62m x 2.59m)

Double glazed window to the front, double panelled radiator, gas coal effect fire set in decorative fireplace, television point, recessed ceiling spotlights.

LIVING ROOM: 20' 5" x 11' 7" (6.22m x 3.53m)

Double glazed patio door overlooking and giving access onto the rear garden, stone built decorative fireplace with gas living flame fire, raised side plinth for T.V, double panelled radiator, uplighters and ceiling light.

UTILITY ROOM: 7' 8" x 6' 9" (2.34m x 2.06m)

Double glazed window to the side, fitted wall units, base fitted unit with stainless steel 1.5 bowled single drainer sink unit, space and plumbing for automatic washing machine, panelled radiator.

KITCHEN: 12' 3" x 10' 1" (3.73m x 3.07m)

Double glazed window to the side, fitted with an extensive range of medium oak fronted wall units with fitted cornice and light pelmets concealing work surface lighting, base fitted units with contrasting roll edged worktop surfaces, inset 1.5 bowled single drainer sink unit, built in double electric oven with four burner gas hob over and cooker hood, tiled splashbacks, double panelled radiator, two spotlight rails, archway to:

BREAKFAST ROOM: 9' 0" x 8' 0" (2.74m x 2.44m)

Double glazed windows to the side and rear, double glazed French doors opening up onto the garden, laminated timber flooring, single panelled radiator, television point.

FIRST FLOOR LANDING:

Approached by a half landing which has a double glazed window to the side. On the landing itself there is a turnspindle balustrade, double glazed window to the front, access to loft space with drop down ladder, doors off to all first floor accommodation.

BEDROOM ONE: 15' 6" x 11' 10" (4.72m x 3.60m)

Double glazed window to the rear, single panelled radiator, television point.

BEDROOM TWO: 10' 11" x 9' 2" (3.32m x 2.79m)

Double glazed window to the front, single panelled radiator, fitted bedroom furniture comprising of fitted wardrobes and drawer units, panelled radiator.

BEDROOM THREE: 10' 3" x 10' 2" (3.12m x 3.10m)

Double glazed window to the side and rear, with fitted roller blinds, panelled radiator.

BATHROOM:

Opaque double glazed window to the side, fitted with a corner shower cubicle with a Mira electric shower, pedestal wash hand basin, close coupled W.C, extensive tiling, panelled radiator.

FRONT GARDEN:

The front garden is laid to block paving with flowerbed, the paving continues to the side of the house providing off road parking for two cars leading to the garage, there is also a covered canopy style porch adjacent to the front door.

GARAGE:

There is a single garage having an up and over door.

REAR GARDEN:

At the rear is a attractive garden being enclosed with walling and fencing, having a block paved seating area immediately adjacent to rear of the house with a wind out canopy, the remainder of the garden is laid to a combination of lawn and paving with flowerbeds, garden shed and fishpond with waterfall.



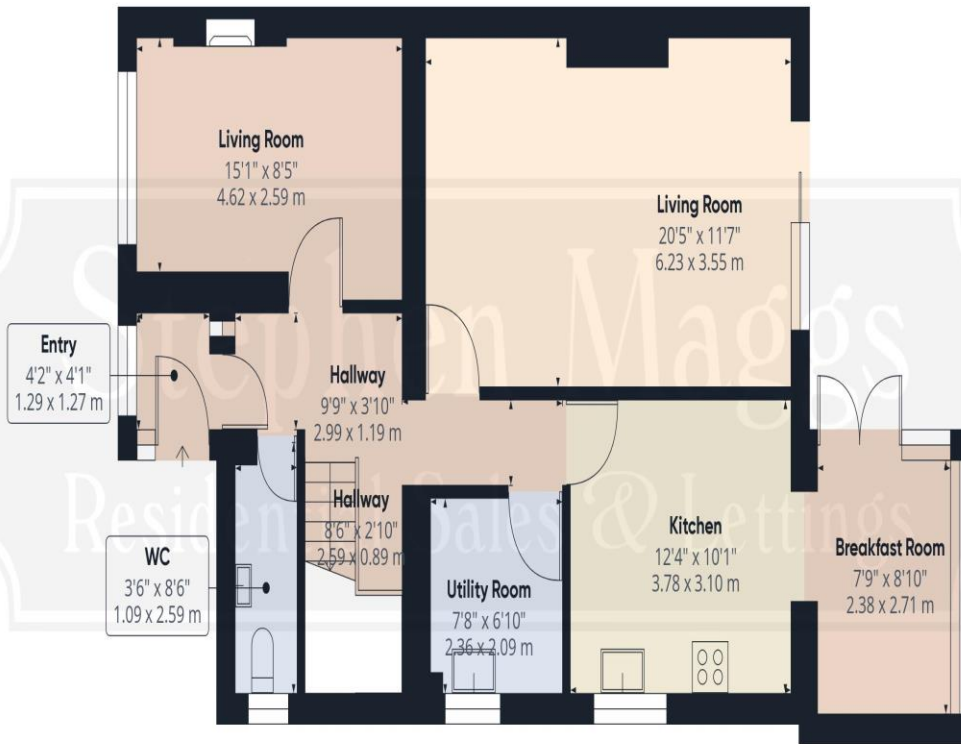
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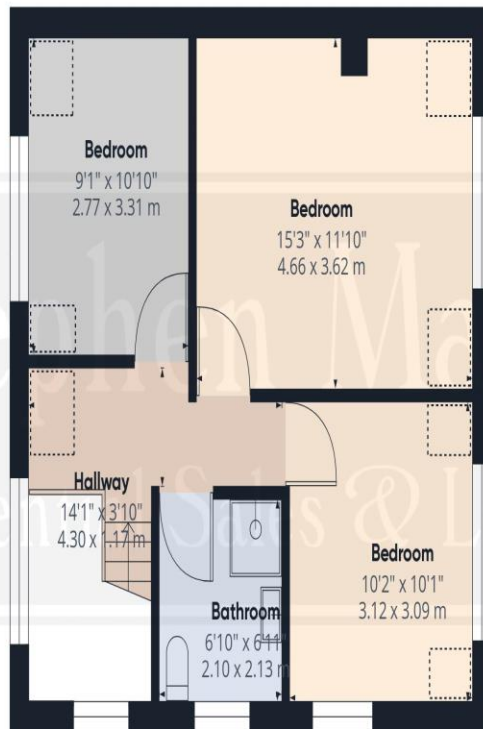
If you are interested in putting an offer in on this property, I will need the following information from you first.

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.



Floor 0



Floor 1

Approximate total area[†]

1292.84 ft²

120.11 m²

Reduced headroom

36.47 ft²

3.39 m²

Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy performance certificate (EPC)

81 Edgefield Road
BRISTOL
BS14 0ND

Energy rating

D

Valid until: **14 December 2033**

Certificate number: **2070-2712-0070-7092-5091**

Property type: Detached house

Total floor area: 122 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		