

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## **18 Grass Meers Drive Whitchurch Bristol BS14 0LE**

**This EXTENDED three bedroom end of terrace boasts a SOUTH FACING REAR GARDEN, parking for three cars and much more. Book your viewing without delay!**



REF: ASW5635

**Asking Price £310,000**

**Three Bedroom End Of Terrace \* Extended Living Area \* Ground Floor Cloakroom \* Gas Central Heating & Double Glazing \* Garage & Parking For 3 Cars \* Enclosed Rear Garden \* Council Tax Band: B \* 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](http://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 are nearby. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, Argos and Tesco Home Centre. 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:**

Offering a ground floor extension which enhances the main living area, this three bedroom end of terrace is worthy of adding to your viewing list. The property enjoys an enclosed South facing rear garden, together with parking for 3 cars in addition to the garage, gas central heating and double glazing. Call to book your accompanied viewing without delay.

**HALLWAY:**

Opaque double glazed entrance door, single panelled radiator, understair storage cupboard, dado rail, staircase rising to first floor, folding door to:

**CLOAKROOM:**

Fitted with a white low level W.C, vanity wash hand basin with tiled splashback.

**KITCHEN/BREAKFAST ROOM: 12' 2" x 9' 7" (3.71m x 2.92m)**

Double glazed window to the front, fitted with a range of pine effect wall and base units with contrasting roll edge worktop surfaces, inset stainless steel single drainer sink unit, built-in single oven, four burner gas hob with cooker hood over, space and plumbing for automatic washing machine, tiled splashback, single panelled radiator, television point.

**LIVING ROOM: 15' 11" x 12' 2" (4.85m x 3.71m)**

Decorative mock stone fireplace, dado rail, television point, twin archways through to:

**SECOND RECEPTION AREA: 15' 2" x 7' 0" (4.62m x 2.13m)**

This occupies the ground floor extension. Double glazed patio door overlooking and giving access onto the rear garden, TV point, dado rail, two double panelled radiators, stone built feature bar.

**FIRST FLOOR LANDING:**

Access to loft space, doors to first floor accommodation, built-in cupboard housing a Worcester gas fired combination boiler supplying central heating and domestic hot water.

**BEDROOM ONE: 14' 8" x 9' 8" (4.47m x 2.94m)**

Double glazed window to the rear, range of fitted bedroom furniture comprising of wardrobes and overhead storage cupboards forming a bed recess, single panelled radiator, television point.

**BEDROOM TWO: 9' 10" x 9' 7" (2.99m x 2.92m)**

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

**BEDROOM THREE: 8' 11" x 6' 0" (2.72m x 1.83m)**

Double glazed window to the rear, single panelled radiator.

**BATHROOM:**

High level window to the front. The bathroom is fitted with a white suite comprising of a panelled bath with Mira electric shower over and glass shower screen, pedestal wash hand basin, close coupled W.C, fully tiled walls, ladder style radiator.

**FRONT GARDEN:**

The front is laid to concrete providing off road parking for three cars, giving access to both the front door and garage.

**GARAGE:**

There is a single garage attached at the front having a metal up and over door, power and light connected, side personal door.

**REAR GARDEN:**

At the rear is a garden enclosed with walling and fencing, having an area of patio immediately adjacent to the house with outside light, beyond which is a garden laid mainly to lawn with rear rockery and flower bed.

**ANTI-MONEY LAUNDERING:**

All Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks, in order to comply with the regulations set out H.M.R.C for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Stephen Maggs Estate Agents use Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted and is payable directly to Coadjute. If your offer is accepted, we will not formally prepare sales letters until the AML checks have been completed.

**N.B:**

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



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## Residential Sales & Lettings

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

1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
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.
4. The offer that you would like to put forward.

This information will need to be emailed to [nigel@stephenmaggs.co.uk](mailto:nigel@stephenmaggs.co.uk) or [reception@stephenmaggs.co.uk](mailto:reception@stephenmaggs.co.uk) before any offer is put forward.

Please note that if you need to sell a property (which is not yet under offer), we will put your offer forward. If our client is prepared to accept your offer in principle, the property will not be removed from the market until you have a buyer.

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**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)

18 Grass Meers Drive  
BRISTOL  
BS14 0LE

Energy rating

**D**

Valid until:

**7 June 2036**

Certificate number:

**1809-8026-6002-0106-0802**

Property type

End-terrace house

Total floor area

86 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 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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 B
69-80	<b>C</b>		
55-68	<b>D</b>	65 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		