

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

12 Edgewood Close Whitchurch Park Bristol BS14 9AR

This chalet style semi sits on a LARGE CORNER PLOT GARDEN, offers very COMFORTABLE FAMILY ACCOMMODATION which has been improved by the present owners, and offers the possibility of extending to four bedrooms.



REF: ASW5621

Asking Price £340,000

Large corner plot garden * 2/3 bed Chalet style * Ground floor bathroom * Gas central heating & double glazing * Garage & parking * Bags of potential * Council tax band: C * EPC Rating: D (see detailed description)

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 PARK 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, 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:

Probably one of the largest corner plots in the area! This chalet style semi has been improved by the present owners (to include a new gas fired combination boiler), and enjoys well presented accommodation. Offering both gas central heating and double glazing, the property has the potential to be extended to four bedrooms (STPP). Call the sole selling agent without delay to arrange your accompanied viewing appointment.

HALLWAY:

Upvc door with opaque double glazed sidescreens, single panelled radiator, cupboard housing electric meter, Karndean flooring, staircase rising to first floor.

LIVING ROOM: 19' 8" x 16' 8" (5.99m x 5.08m) Max dimensions

'L' Shaped, two double glazed windows to the front with fitted vertical blinds, one high level opaque double glazed window to the side, fitted gas coal effect fire with a decorative surround, double panelled radiator, television point, Karndean flooring, wiring for wall lights.

DINING ROOM/BEDROOM THREE: 12' 2" x 10' 6" (3.71m x 3.20m)

Double glazed window to the rear with fitted vertical blind, single panelled radiator, large built in understair cupboard.

KITCHEN: 11' 4" maximum x 8' 8" (3.45m x 2.64m)

Double glazed windows with fitted vertical blinds to the rear and side, opaque double glazed door giving access onto the rear garden. The kitchen is fitted with a comprehensive range of Cream encased wall units, base fitted units with timber effect roll edge worktop surfaces, fitted Breakfast bar, inset stainless steel 1.5 bowled single drainer sink unit, plumbing for automatic washing machine, electric cooker point, integrated fridge, freezer and dishwasher, tiled splashbacks, single panelled radiator, tiled floor, recessed low voltage ceiling spotlights.

GROUND FLOOR BATHROOM:

Opaque double glazed window to the side, fitted with a white suite comprising of a panelled bath with mixer tap shower, vanity cupboard with semi recessed vanity wash hand basin, W.C with concealed cistern, tiled surrounds.

FIRST FLOOR LANDING:

Access to loft space, doors to remaining accommodation.

BEDROOM ONE: 13' 7" plus door recess x 10' 7" (4.14m x 3.22m)

Double glazed window to the front with fitted vertical blind, single panelled radiator, large built in storage cupboards, door concealing:

EN-SUITE CLOAKROOM:

Close coupled W.C, pedestal wash hand basin, tiled walls.

BEDROOM TWO: 12' 4" x 8' 8" to wardrobes (3.76m x 2.64m)

Double glazed window to the rear with fitted vertical blind, built in wall to wall wardrobes with hanging rails and shelving, single panelled radiator.

FRONT GARDEN:

At the front is a larger than average garden which extends to the side, enclosed with brick walling, being laid to a combination of lawn with mature shrubbery and flowerbed at the front. The side is enclosed with walling, being laid again to a combination of lawn and shrubbery, with a driveway providing off road parking for one car leading to the garage, and a pathway that leads to the front door.

REAR GARDEN:

At the rear is an enclosed courtyard style garden which enjoys a sunny Southerly aspect, having a wind out Sunblind, laid primarily to paving with side flower and shrub bed, ornamental fishpond and a rear pedestrian gate.

GARAGE:

There is a single garage detached at the rear accessed by the aforementioned driveway on Long Eaton Drive, having an up and over door and side personal door. Please note the garage is in need of some attention.

N.B:

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

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.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Certificate for this property was prepared BEFORE a new combination boiler was fitted, replacing an older back boiler system. We would therefore expect the rating to be better than that shown on the certificate.



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

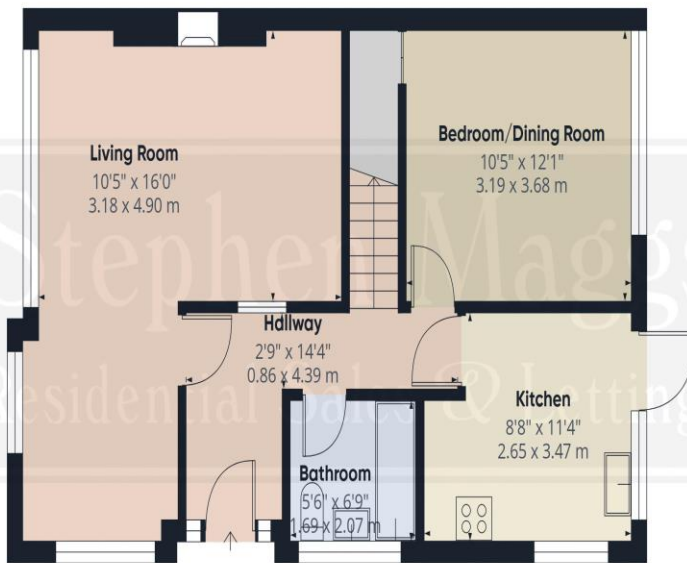
1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.
4. The offer that you would like to put forward.

This information will need to be emailed to nigel@stephenmaggs.co.uk or 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.

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.

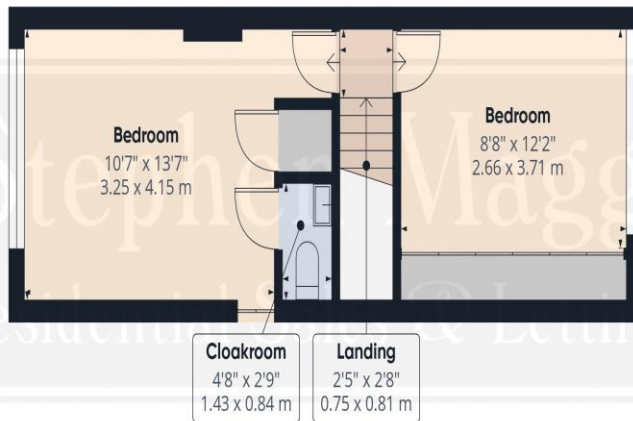
If your offer is accepted, we will not formally prepare sales letters until the AML checks have been completed.



Floor 0

Approximate total area⁽¹⁾

907 ft²
84.2 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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)

12 EDGEWOOD CLOSE
HENGROVE
BRISTOL
BS14 9AR

Energy rating

D

Valid until: **8 April 2031**

Certificate number: **0981-0000-9204-4419-0204**

Property type

Semi-detached house

Total floor area

96 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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