

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

60 The Coots Stockwood Bristol BS14 8LJ

This EXTENDED three bedroom terrace offers OPEN PLAN ground floor accommodation, and MUST BE VIEWED to be appreciated.



REF: ASW5574

£300,000

Extended OPEN PLAN ground floor accommodation * Three bedrooms * Play room/study * Gas central heating & double glazing * Off-street parking * Council tax band: B * 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:

STOCKWOOD is situated in South Bristol between Keynsham and Whitchurch. It is served well by Public Transport to Bristol, Bath, and other local areas. Stockwood has its own Library, Health Centre, and boasts an 18 hole golf course. Located nearby is the Avon Wild Life Trust which is used by the locals for both walking and cycling. There are numerous local shops, and a large shopping outlet including a cinema with numerous eating places in nearby Brislington.

DESCRIPTION:

DEFINITELY ONE TO ADD TO YOUR VIEWING LIST! This three bedroom terraced house offers extended, OPEN PLAN ground floor accommodation, yet retains a 'Cosy' feel. Boasting off-street parking, enclosed rear garden, gas central heating & double glazing, the property would make, in our opinion, a great starter home. Call to book your appointment without delay!

ENTRANCE:

Double glazed sliding entrance door into:

CONSERVATORY: 16' 2" x 8' 2" (4.92m x 2.49m)

Fitted window blinds, laminated timber flooring, double glazed patio door giving access to the living room. and composite front door giving access to:

HALLWAY:

Laminated timber floor, recessed low voltage spotlights, built-in storage cupboard, staircase rising to the first floor, door to:

CLOAKROOM:

Fitted with low level maseating W.C.

LIVING ROOM: 12' 9" x 11' 8" (3.88m x 3.55m)

Double glazed patio door with fitted vertical blind overlooking and giving access onto the conservatory at the front, one double panelled radiator, one single panelled radiator, television point, recessed low voltage ceiling spotlights, square opening to:

KITCHEN/DINING ROOM: 19' 0" x 17' 1" maximum dimensions (5.79m x 5.20m)

An 'L' shaped kitchen/dining room which incorporates part of a single storey rear extension, double glazed patio door overlooking and giving access onto the rear garden, also double glazed Velux window, fitted with a range of white high gloss fronted wall and base units with contrasting worktop surfaces, inset 1.5 bowl single drainer sink unit, built-in Bosch single oven, four ring glass hob, cooker recycle hood over, space for upright fridge/freezer, fitted spotlight cluster, laminated timber flooring, glazed door to:

PLAYROOM/STUDY: 8' 10" x 6' 9" (2.69m x 2.06m)

Double glazed window to the rear with fitted vertical blind, double glazed Velux window, low voltage spotlights, access to small loft space, single panelled radiator, laminated timber flooring.

FIRST FLOOR LANDING:

Turn spindle balustrade, access to loft space which houses a gas fired combination boiler, doors to all first floor accommodation.

BEDROOM ONE: 11' 4" x 10' 6" to wardrobes (3.45m x 3.20m)

Double glazed window to the rear, single panelled radiator, built-in wardrobes.

BEDROOM TWO: 10' 6" x 9' 11" (3.20m x 3.02m)

Double glazed window to the front, double panelled radiator, fitted white high gloss fronted wardrobes.

BEDROOM THREE: 9' 9" x 8' 6" maximum (2.97m x 2.59m)

Double glazed window to the front with fitted vertical blind, panelled radiator, fitted spotlight cluster.

BATHROOM:

Opaque double glazed window to the rear, fitted with a shower cubicle having a mixer shower with overhead and body sprays, vanity wash hand basin, W.C with concealed cistern, panelled radiator, low voltage ceiling spotlights.

FRONT GARDEN:

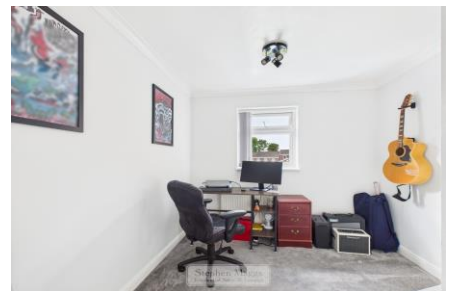
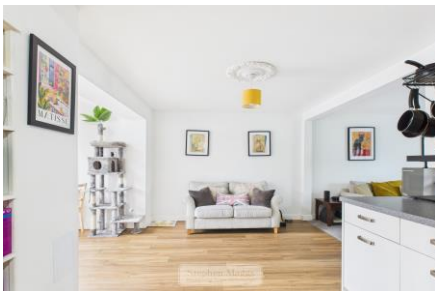
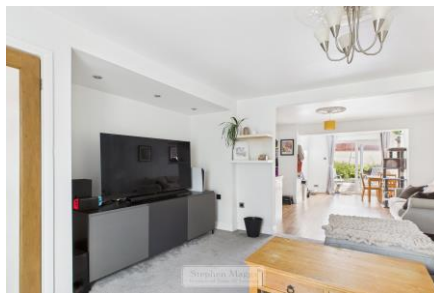
The front garden is enclosed with fencing laid to paving providing off road parking for two cars, beside which is an area of artificial grass and a flowerbed.

REAR GARDEN:

The rear garden is enclosed with rendered walling, having a rear pedestrian access, and being laid to a combination of paving and artificial grass, with flowerbed and outside water point.

N.B:

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



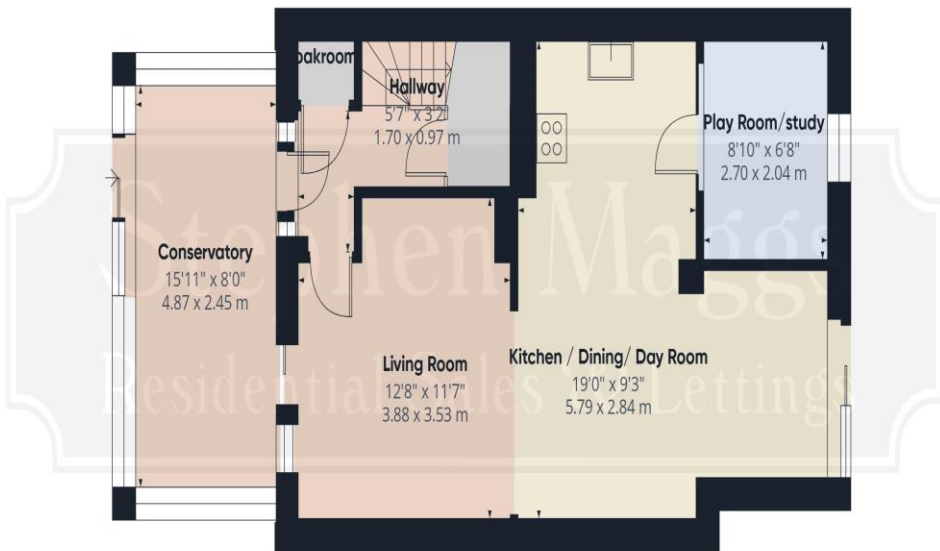
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If you are interested in putting an offer in on this property, I will need the following information from you first.

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 reception@stephenmaggs.co.uk before any offer is put forward.

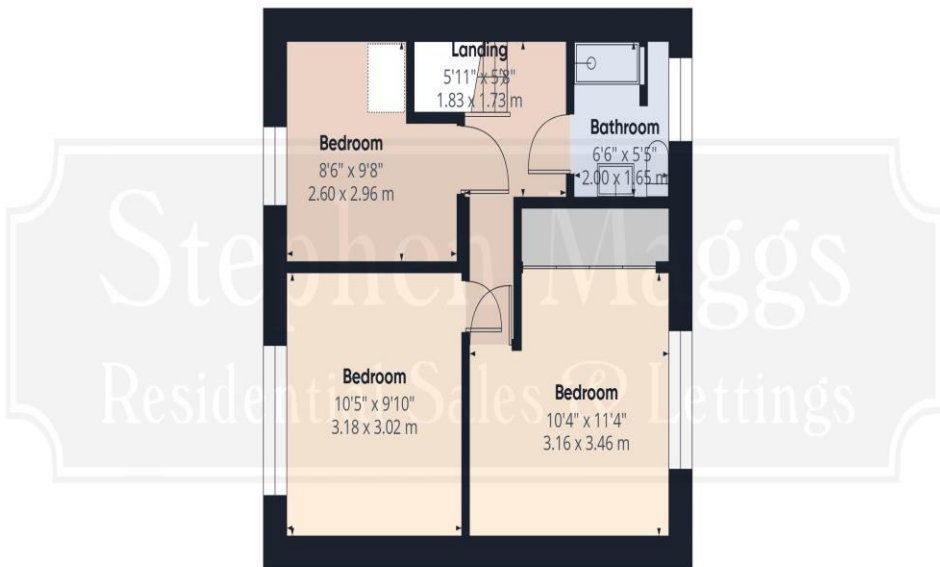


Floor 0

Approximate total area⁽¹⁾

1036 ft²

96.3 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.

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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)

60
THE COOTS
BRISTOL
BS14 8LJ

Energy rating

C

Valid until:

5 January 2031

Certificate
number:

2711-6895-8167-0411-9362

Property type

Mid-terrace house

Total floor area

89 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		