

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## 52 Maes Knoll Drive Whitchurch Village Bristol BS14 0FF

**Situated on the popular 'Horseworld Development', this four bedroom detached 'Bellway Homes' built family home fronts a pedestrian walkway, and requires an early viewing to secure.**



REF: ASW5632

**Asking Price £495,000**

**Four bedroom detached \* Living room \* Kitchen/dining/day room \* Study & cloakroom \* En-suite & family bathroom \* Gas central heating & double glazing  
\* Garage, parking & enclosed garden \* Council tax band: E \* EPC Rating: B**

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:**

The property is situated in **WHITCHURCH VILLAGE** which is located on the southern outskirts of Bristol on the A37 (Wells Road). There is an 18 hole golf course at nearby Stockwood Vale, with a wider range of country pursuits throughout the Chew Valley. Whitchurch Village is convenient for commuters to both Bristol and Bath. Local amenities such as Schools, Shops, Asda superstore and Sports Centre can be found in nearby Whitchurch.

**DESCRIPTION:**

Fronting a pedestrian walkway, this 'Bellway Homes' built four bedroom detached offers all that you would expect from a renowned National house builder. The accommodation is well presented, and is likely to appeal to a family looking to make the next move up the ladder. Any interested party should contact the sole selling agent to arrange their viewing appointment without delay!

**HALLWAY:**

Entrance door with opaque double glazed sidescreen, tiled flooring, double panelled radiator, staircase rising to first floor, door to:

**CLOAKROOM:**

Fitted with a white close coupled W.C, pedestal wash hand basin, tiled floor, panelled radiator, extractor fan, access to understair storage cupboard.

**STUDY: 6' 9" x 6' 7" (2.06m x 2.01m)**

Double glazed window to the front with fitted Venetian blind, panelled radiator.

**LIVING ROOM: 16' 0" x 10' 4" (4.87m x 3.15m)**

Two double glazed windows to the side (each with fitted Venetian blind), double panelled radiator, television point.

**KITCHEN/DINING/FAMILY ROOM: 22' 11" x 16' 5" (6.98m x 1.95m) MAX DIMENSIONS**

An 'L' shaped room having double glazed windows to the front and rear (each with venetian blinds), double glazed French doors with sidescreens overlooking and giving access onto the rear garden (having close fit blinds). The kitchen area is fitted with a good range of cream fronted high gloss wall units with fitted cornice and light pelmets with concealed worksurface lighting, base fitted units with contrasting roll edge worktop surfaces, inset stainless steel 1.5 bowl single drainer sink unit, integrated dishwasher, double oven, four ring induction hob with cooker hood over, space for a upright fridge/freezer, space and plumbing for automatic washing machine, tiled flooring, double panelled radiator, television point, recessed low voltage spotlights.

**FIRST FLOOR LANDING:**

Single panelled radiator, built in cupboard housing a pressurised hot water cylinder, doors to first floor accommodation.

**BEDROOM ONE: 13' 1" x 10' 11" (3.98m x 3.32m)**

Double glazed window to the front with fitted venetian blind, panelled radiator, central heating thermostat, door to:

**EN-SUITE SHOWER ROOM:**

Opaque double glazed window to the front, fitted with a tiled shower cubicle with both overhead and flexible body spray hoses, pedestal wash hand basin, close coupled W.C, tiled floor, ladder style radiator, extractor fan, low voltage spotlights.

**BEDROOM TWO: 11' 4" x 10' 7" (3.45m x 3.22m)**

Double glazed windows to the front and side (each with fitted Venetian blind), panelled radiator, television point.

**BEDROOM THREE: 11' 8" x 9' 6" (3.55m x 2.89m)**

Double glazed window to the side with fitted Venetian blind, panelled radiator.

**BEDROOM FOUR: 11' 3" x 6' 9" (3.43m x 2.06m)**

Double glazed window to the side with fitted Venetian blind, panelled radiator, large built-in storage cupboard.

**BATHROOM:**

Opaque double glazed window to the rear, fitted with a white suite comprising of a panelled bath with Mira shower over and glass shower screen, pedestal wash hand basin, close coupled W.C, tiled surrounds and floor, ladder style radiator, electric extractor fan, recessed low voltage spotlights.

**FRONT GARDEN:**

At the front is a small garden that is laid primarily to flowerbed and shrubbery, with pathway giving access to the front door.

**MAIN GARDEN:**

The main garden is situated to the side, and is enclosed lap wood fencing. There is a good size area of patio immediately adjacent to the house, with the remainder laid to lawn with shrubbery.

**GARAGE:**

There is a single garage situated at the side approached via parking for two cars. The garage has power and light connected, up and over door and side personal door.

**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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Approximate total area<sup>(1)</sup>  
1172 ft<sup>2</sup>  
109 m<sup>2</sup>



(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)

52, Maes Knoll Drive  
Whitchurch  
BRISTOL  
BS14 0FF

Energy rating

**B**

Valid until:

**8 December 2029**

Certificate  
number:

**8401-7232-5729-5831-3902**

Property type

Detached house

Total floor area

116 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 B. It has the potential to be A.

[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>      |             | 95 <b>A</b> |
| 81-91 | <b>B</b>      | 85 <b>B</b> |             |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |