Stephen Maggs
Residential Sales & Lettings

Valuations based on experience!

31 Derricke Road
Stockwood
Bristol BS14 8NW

An extended FOUR BEDROOM semi detached family home, situated in a popular location, PRICED TO REFLECT THE NEED FOR IMPROVEMENT



REF: ASW5645

Asking Price £340,000

Four bedroom semi detached * Living room * Kitchen/dining room * Conservatory * Bathroom & en-suite * Gas central heating & double glazing * Off street parking * Council tax band: C * 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

APPROVED CODE TRADINGSTANDARDS.GOV.UK The Property Ombudsman

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:
Situated in a popular road and priced to reflect the need for improvement, this extended four bedroom semi detached offers spacious accommodation that requires viewing to be appreciated. The property enjoys both gas central heating & double glazing, together with off-street parking and an enclosed rear garden. Call the selling agent to book your accompanied viewing appointment.

ENTRANCE HALL:
Opaque double glazed entrance door, laminated timber flooring, built in storage cupboard, door to:

LIVING ROOM: 17' 5'' x 9' 6'' (5.30m x 2.89m)
Double glazed window to the front with fitted vertical blind, double panelled radiator, television point, continuation of laminated flooring, doorway to:

INNER HALL:
Staircase rising to first floor and door to:

KITCHEN/DINING ROOM: 17' 4'' x 9' 9'' (5.28m x 2.97m)
Square opening to double glazed conservatory, range of fitted wall and base units, stainless steel single drainer sink unit, five burner gas cooking range with cooker hood over, double panelled radiator, television point.

CONSERVATORY: 16' 7'' x 9' 0'' (5.05m x 2.74m)
A substantial double glazed conservatory with glass roof, double panelled radiator, space and plumbing for automatic washing machine, laminated timber flooring, double glazed French doors giving access onto the rear garden.

FIRST FLOOR LANDING:
Doors to all first floor accommodation, staircase rising to loft conversion.

BEDROOM TWO: 11' 2'' plus door recess x 9' 2'' (3.40m x 2.79m)
Double glazed window to the front, single panelled radiator, wardrobe.

BEDROOM THREE: 11' 7'' x 10' 2'' (3.53m x 3.10m)
Double glazed window to the rear, panelled radiator, built in storage cupboard.

BEDROOM FOUR: 8' 2'' x 8' 0'' (2.49m x 2.44m)
Double glazed window to the front, panelled radiator.

BATHROOM:
Opaque double glazed window to the rear, fitted with a white bath with shower over and glass shower screen, pedestal wash hand basin, radiator.

SEPARATE W.C:
Opaque double glazed window to the side, white close coupled W.C.

BEDROOM ONE: 18' 11'' x 14' 0'' (5.76m x 4.26m)
This occupies a loft conversion. Double glazed Velux to the front, dormer window to the rear, double panelled radiator, built in eaves storage cupboards, door to:

EN-SUITE:
Double glazed window to the rear, fitted with a shower cubicle with mixer shower, close coupled W.C, pedestal wash hand basin.

FRONT GARDEN:
The front is laid to block paving providing off road parking for two cars.

REAR GARDEN:
The rear garden is enclosed with a combination of walling and fencing, being laid mainly to lawn with a corner area with decking.

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.











Stephen Maggs
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 or louise@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.



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)

31 Derricke Road BRISTOL BS14 8NW	Energy rating **C**	Valid until:	**2 September 2036**
		Certificate number:	**3701-6076-5002-0101-0606**

Property type	Semi-detached house
Total floor area	125 square metres

Rules on letting this property

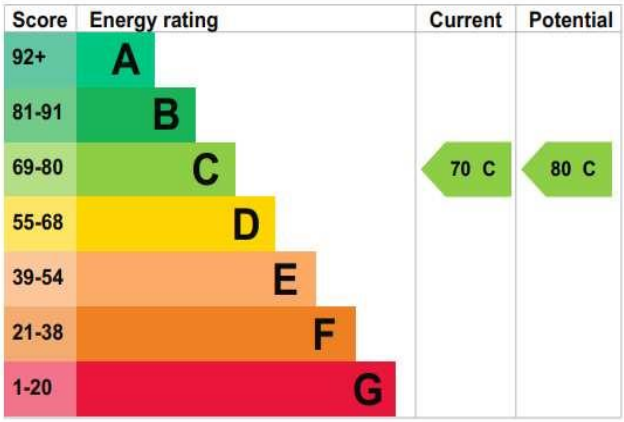
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is C. 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