

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**54 Bifield Gardens
Stockwood
Bristol BS14 8TG**

AN UNUSUAL opportunity to acquire a ground floor studio flat, requiring updating, AND PRICED TO SELL!



REF: ASW5660

Asking Price £70,000

Ground floor studio flat * Double glazing * Economy 7 heating * No onward chain * Communal out door areas * Council tax band: A * EPC Rating: E

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:

This could be a nice little investment. A ground floor studio flat requiring some updating, but only £70,000! Call the agent for details.

HALLWAY:

Opaque double glazed entrance door, double glazed window to the front, night storage heater, large built-in airing cupboard housing a hot water cylinder with an immersion heater, door to:

LIVING/BEDROOM: 15' 5" x 11' 11" (4.70m x 3.63m)

Double glazed window and French doors opening onto the communal garden, built in wardrobe, night storage heaters, telephone point, door to:

KITCHEN: 9' 0" x 6' 1" (2.74m x 1.85m)

Double glazed window to the rear, range of fitted wall and base units with worktop surface, stainless steel single drainer sink unit, electric fan heater, electric cooker point, space and plumbing for a washing machine.

OUTSIDE AREAS:

There are communal outside areas which are laid mainly to lawn.

GENERAL:

A new 999 year lease will be granted with this flat. There is an annual service charge of £653.15 The building insurance is paid by the freeholder, and reclaimed from the leaseholder. This year the share cost was £125.52.

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.

BATHROOM:

fitted with a three piece coloured suite, electric fan heater.



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

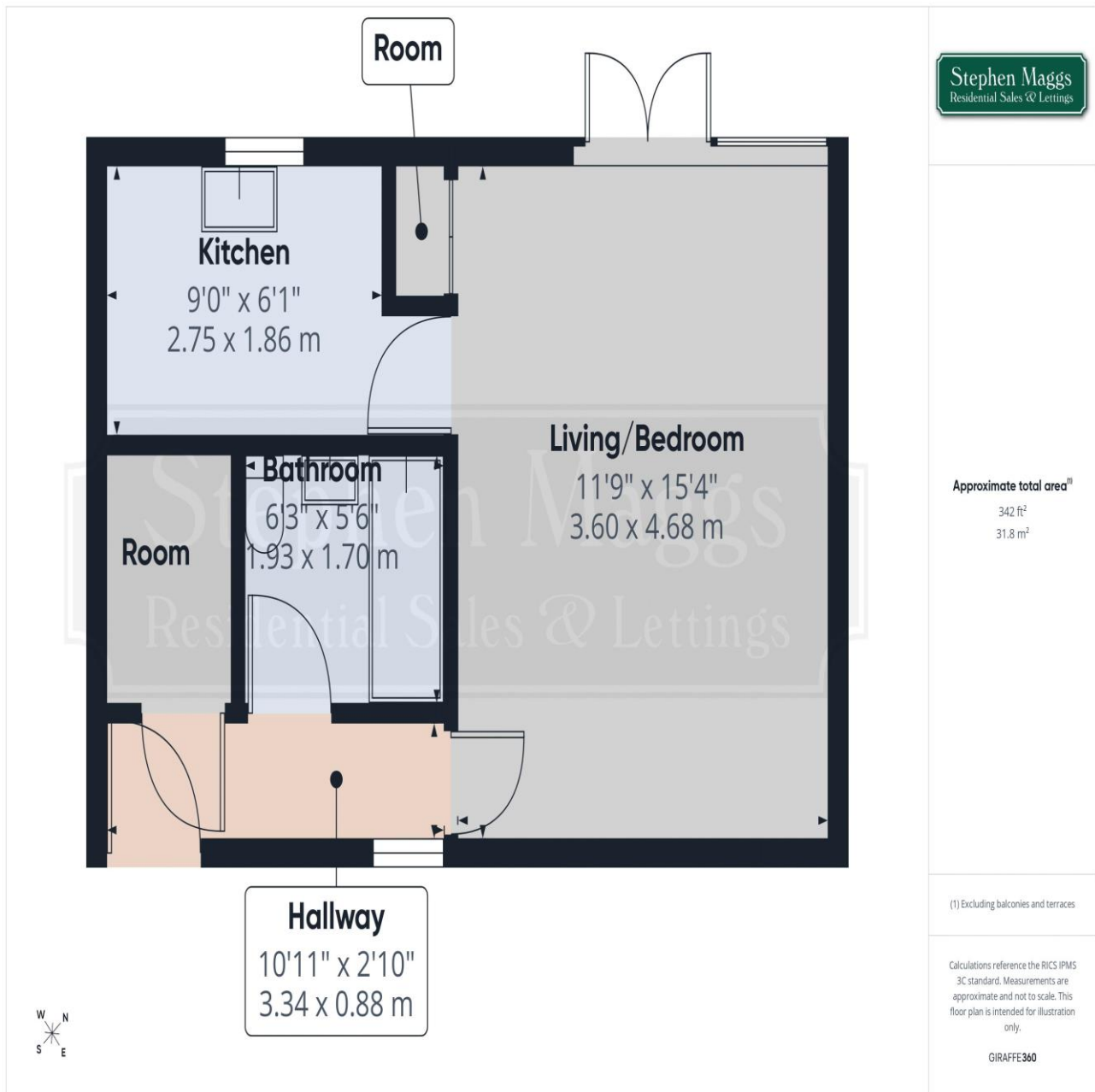
1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.
4. The offer that you would like to put forward.

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

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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)

54 Bifield Gardens
BRISTOL
BS14 8TG

Energy rating

E

Valid until:

24 August 2036

Certificate
number:

0310-2405-2680-2826-5551

Property type

Ground-floor flat

Total floor area

34 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 E. It has the potential to be D.

[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		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	F		
1-20	G		