Stephen Maggs
Residential Sales & Lettings

Valuations based on experience!

303 Bamfield
Whitchurch
Bristol BS14 0TH

A two bedroom terraced bungalow, offered for sale without an ongoing chain, and PRICED TO REFLECT THE NEED FOR UPDATING.



REF: ASW5688

Offers in Excess of £240,000

Two Bedroom Bungalow * Requires Updating * Double Glazing
Economy 7 Electric Heating * Garage At The Rear * No Ongoing Chain
Council Tax Band: B * EPC Rating: F

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:
WHITCHURCH 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, Argos and Tesco Home Centre. 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:
Offered for sale without the complication of an ongoing chain, this two bedroom terraced bungalow now requires a program of updating which is reflected in the competitive asking price. Call the sole selling agent to arrange your accompanied viewing appointment without delay!

ENTRANCE PORCH:
Upvc entrance door, double glazed window to the front, glazed door to:

LIVING ROOM: 17' 7'' x 12' 0'' (5.36m x 3.65m)
Double glazed window to the front with fitted venetian blind, two slimline night storage heaters, television point, glazed door to inner hallway and door to:

KITCHEN: 10' 2'' x 7' 5'' (3.10m x 2.26m)
Double glazed window to the front with fitted venetian blind. The kitchen has a range of fitted wall and base units, but is in need of general refitment. Built in cupboard housing a lagged hot water cylinder with fitted immersion heater.

INNER HALLWAY:
Access to loft space, door to remaining accommodation.

BEDROOM ONE: 13' 5'' x 10' 10'' including depth of wardrobe (4.09m x 3.30m)
Double glazed window with fitted venetian blind to the rear, fitted wardrobes with overhead storage cupboards, slimline electric night storage heater.

BEDROOM TWO: 11' 11'' x 8' 9'' (3.63m x 2.66m)
Double glazed French doors overlooking and giving access onto the rear garden, slimline night storage heater.

BATHROOM:
At present fitted with a shower tray with a Mira electric shower and glass shower screen, low level W.C, corner wash hand basin, electric fan heater.

FRONT GARDEN:
The front is enclosed with fencing and hedging, laid primarily to coloured stones. This could be utilised to provide off road parking.

REAR GARDEN:
At the rear is a garden enclosed with wooden fencing, laid to a combination of decking and coloured stones. Rear pedestrian access.

GARAGE:
There is a single garage at the rear having an up and over door, and side personal door, accessed from Paddock Garden.

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

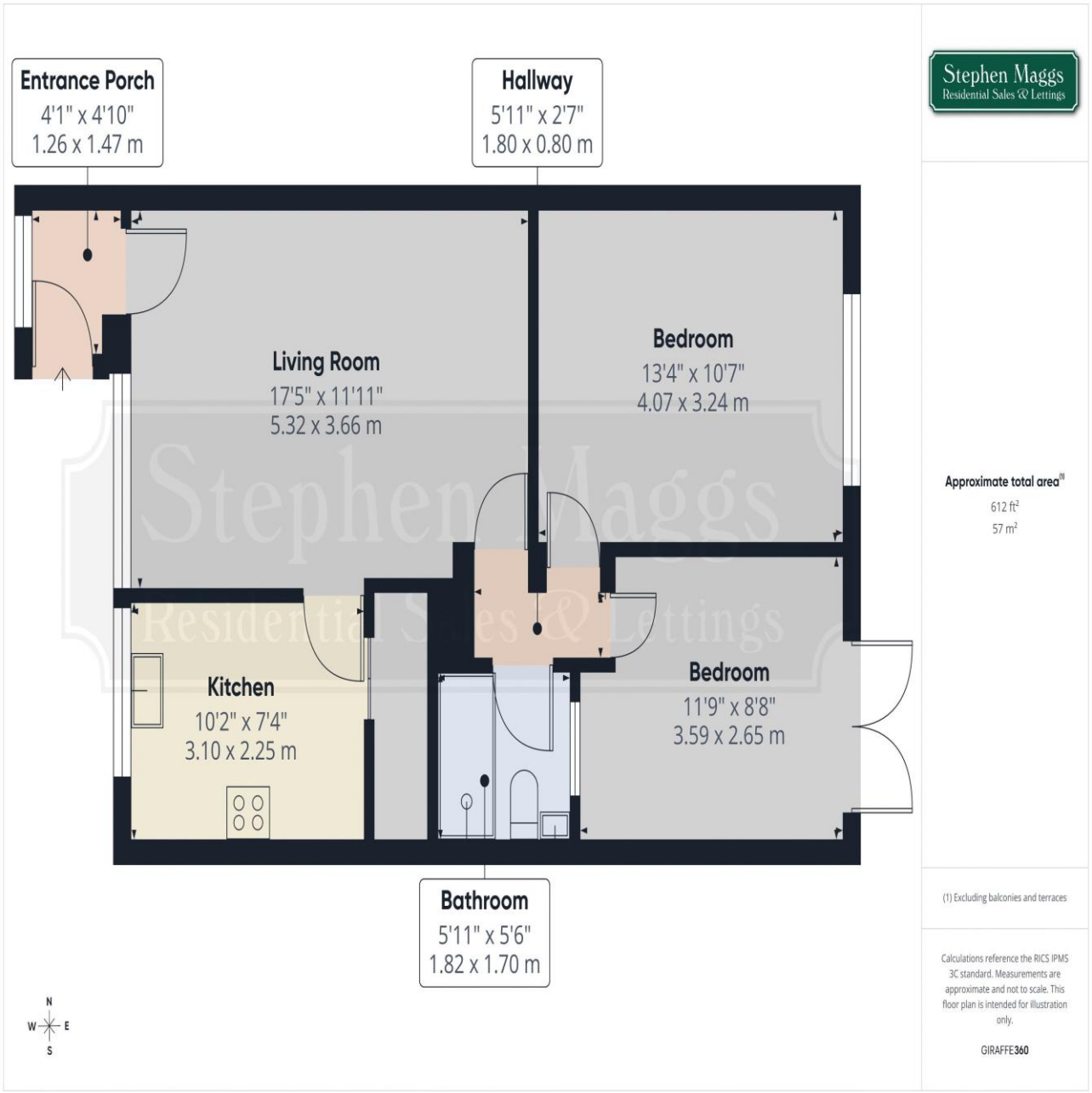
1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.
4. The offer that you would like to put forward.

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)

303, Bamfield BRISTOL BS14 0TH	Energy rating **F**	Valid until:	**21 March 2028**
		Certificate number:	**8905-2925-9629-8927-1783**

Property type	Mid-terrace bungalow
Total floor area	69 square metres

Rules on letting this property

! You may not be able to let this property

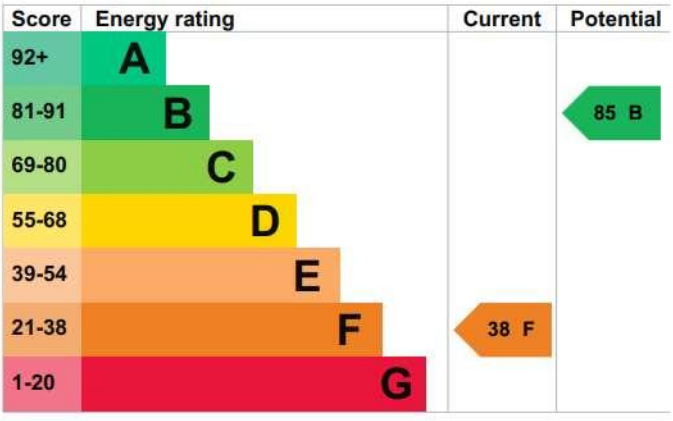
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

Energy rating and score

This property's energy rating is F. 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