

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**Pine Ridge, 2 Police Lane  
Pensford  
Bristol BS39 4BP**

**A TOTALLY INDIVIDUAL three bedroom detached bungalow, offered for sale in excellent condition throughout, and REQUIRING AN EARLY INTERNAL VIEWING.**



REF: ASW5615

**Asking Price £550,000**

**Quality three bedroom detached bungalow \* Double glazing & oil central heating \* Garage & parking \* Low maintenance gardens \* Internal viewing essential \* Council tax band: E \* EPC Rating: D**

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 village of **PENSFORD** lies in the Chew Valley, an area known for its outstanding natural beauty and has the River Chew flowing through the centre. The village offers a post office/general store, primary school, (Chew Valley School catchments for secondary school), parish church, three public houses and village hall. The predominant feature of the village is the disused railway viaduct.

**DESCRIPTION:**

Every now and then a real quality property comes to the market - this is one of those occasions. This three bedroom detached bungalow is situated in the sought after Village of Pensford, and requires only an internal viewing to be appreciated. Call the sole selling agent to arrange your appointment without delay!

**HALLWAY:**

Woodblock flooring, panelled radiator, recessed low voltage spotlights, door to the living room and four steps up to:

**UPPER HALLWAY:**

Built-in storage cupboard. Cupboard housing a Worcester oil fired boiler supplying central heating and domestic hot water, access to loft space, low voltage spotlights. Doors to all bedrooms and the bathroom.

**LIVING ROOM: 26' 8" x 17' 1" maximum (8.12m x 5.20m)**

A large 'L' shaped room having a feature fireplace, uplighters, recessed low voltage spotlights, two radiators with decorative covers, television point, patio style door giving access onto the conservatory, and square opening through to the kitchen.

**CONSERVATORY: 14' 4" x 9' 0" (4.37m x 2.74m)**

A double glazed conservatory with tiled flooring, light, air-conditioning unit, double glazed French doors giving access onto the rear garden.

**KITCHEN: 13' 2" x 9' 9" (4.01m x 2.97m)**

Double glazed window and door overlooking and giving access onto the side. The kitchen is fitted with a comprehensive wall and base units with contrasting quartz worktop surfaces, built-under 1.5 bowl sink unit, integrated dishwasher, two built single ovens, microwave oven, coffee maker, four ring induction glass hob, cooker hood over, recessed low voltage spotlights.

**BEDROOM ONE: 13' 5" x 12' 7" (4.09m x 3.83m)**

Double glazed window to the front, radiator with decorative cover, television point, door to:

**EN-SUITE SHOWER ROOM:**

Shower cubicle with mixer shower, vanity wash hand basin, close coupled W.C, recessed low voltage spotlights, extractor fan.

**BEDROOM TWO: 13' 8" x 10' 8" (4.16m x 3.25m)**

Double glazed window to the front with fitted roller blind, radiator with decorative cover.

**BEDROOM THREE: 9' 8" x 7' 7" to wardrobes (2.94m x 2.31m)**

Double glazed window to the side with fitted roller blind, wall to wall fitted wardrobes with sliding doors, panelled radiator.

**BATHROOM:**

A larger than average bathroom having an opaque double glazed window to the side, fitted with a corner shower cubicle with both over head and flexible body sprays, free standing bath, vanity wash hand basin, close coupled W.C, designer radiator, low voltage spotlights, extractor fan.

**FRONT GARDEN:**

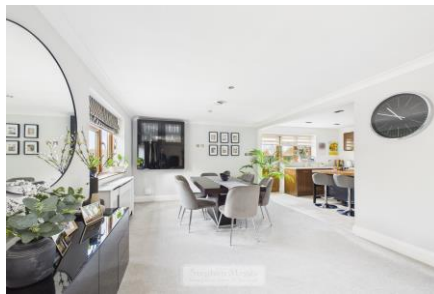
At the front is a good size garden laid to coloured stones, with flower and shrub bed. To the side of which is a tarmac driveway with lighting providing off road parking for two - three cars which leads to the garage, pathway to the side of the garage, gate that gives access to the rear garden.

**REAR GARDEN:**

Enclosed with walling and lapwood fencing, having a good size area laid to artificial grass with a timber shed, flower bed, and a very good size of composite decking which extends to the side of the property. To the side their is an oil storage tank and a gate returning to the front garden.

**GARAGE:**

There is a single garage attached at the side having an electric roll over door, power and light connected, space and plumbing for automatic washing machine, double glazed window to the rear.



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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](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.



Approximate total area<sup>(1)</sup>

1249 ft<sup>2</sup>

116 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.

2, Police Lane, Pensford, BRISTOL, BS39 4BP

**Dwelling type:** Detached bungalow  
**Date of assessment:** 12 April 2018  
**Date of certificate:** 12 April 2018

**Reference number:** 9328-9058-7214-5778-3910  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 109 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

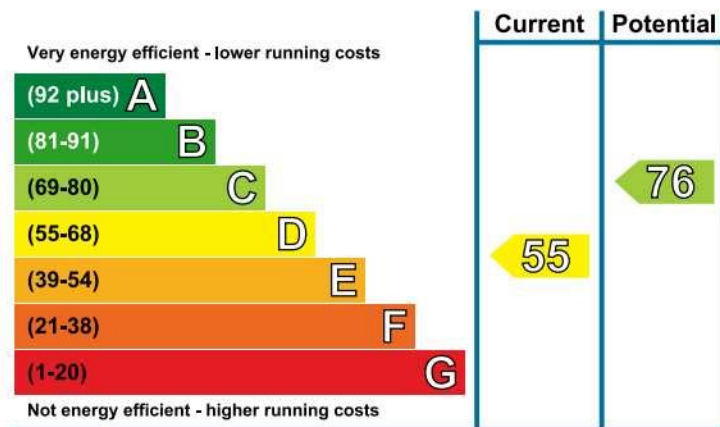
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,445</b>
<b>Over 3 years you could save</b>	<b>£ 672</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 210 over 3 years	
Heating	£ 1,593 over 3 years	£ 1,176 over 3 years	
Hot Water	£ 480 over 3 years	£ 387 over 3 years	
<b>Totals</b>	<b>£ 2,445</b>	<b>£ 1,773</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 84
2 Floor insulation (suspended floor)	£800 - £1,200	£ 249
3 Low energy lighting for all fixed outlets	£70	£ 144

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.