

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

15 Farrier Way Whitchurch Village Bristol BS14 0FS

A three bedroom detached built by 'Bellway Homes', situated on the sought after Horse World development, offering quality accommodation and a good size enclosed rear garden.



REF: ASW5609

Offers in Excess of £425,000

**Three bedroom detached * Front to back living room * Kitchen/dining room *
Utility room & Cloakroom * En-suite * Garage & parking * Enclosed rear garden
* Council tax band: D * 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 email@stephenmaggs.co.uk

SITUATION:

The property is situated in WHITCHURCH VILLAGE which is located on the southern outskirt 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:

Situated on the sought after Horse World development, this Bellway Homes built three bedroom detached offers all that you would expect from one of the Country's leading home builders. Properties in this location attract a good deal of interest, so we would strongly advise an early viewing appointment.

HALLWAY:

Double glazed composite entrance door, laminated timber flooring, single panelled radiator, electric consumer box, staircase rising to first floor.

LIVING ROOM: 19' 5" x 10' 5" (5.91m x 3.17m)

Double glazed window to the front with louvre blind, double glazed French doors and side windows overlooking and giving access onto the rear garden, two panelled radiators, television point.

KITCHEN/DINING ROOM: 19' 5" x 8' 9" (5.91m x 2.66m)

Double glazed windows to the front and side (each with louvre blinds), double glazed window to the rear with fitted blackout blind. The kitchen area is fitted with a range of mushroom coloured wall and base units with contrasting roll edge worktop surfaces, inset stainless steel 1.5 bowled single drainer sink unit, built in single oven, four burner gas hob with cooker hood over, worktop upstands to match the worktops, tiled flooring, double panelled radiator, built in under stair storage cupboard, square opening to:

UTILITY ROOM: 5' 7" x 5' 3" (1.70m x 1.60m)

Double glazed door overlooking and giving access onto the rear garden, fitted wall units, 'Ideal' gas fired combination boiler supplying central heating and domestic hot water, space and plumbing for automatic washing machine and upright fridge/freezer, continuation of tiled flooring from the kitchen, door to:

CLOAKROOM:

Fitted with a white close coupled W.C, pedestal wash hand basin, single panelled radiator, tiled flooring.

FIRST FLOOR LANDING:

Access to loft space, single panelled radiator, large built in storage cupboard, doors to first floor accommodation.

BEDROOM ONE: 11' 3" x 10' 2" (3.43m x 3.10m)

Double glazed window to the front, built in over stair storage cupboard and wardrobe with sliding door, single panelled radiator, door to:

EN-SUITE SHOWER ROOM:

Fully tiled shower cubicle with mixer shower and glass sliding shower screen, pedestal wash hand basin, close coupled W.C, tiled surround, ladder style radiator.

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

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

BEDROOM THREE: 10' 7" maximum into recess x 7' 9" (3.22m x 2.36m)

Double glazed window to the rear with fitted blackout blind, single panelled radiator.

BATHROOM:

Opaque double glazed window to the rear, fitted with a white suite comprising of panelled bath with mixer shower over, glass shower screen, pedestal wash hand basin, close coupled W.C, tiled surrounds, tile effect laminated flooring, extractor fan, ladder style radiator.

FRONT GARDEN:

There is a small garden laid to shrubbery with outside light, to the right hand side of the house is a tarmac driveway providing off road parking for two cars leading to the garage.

GARAGE:

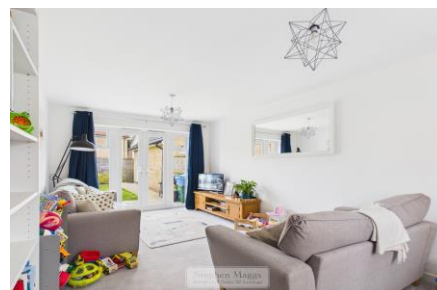
There is a larger than average single garage detached at the rear, having an up and over door, power and light connected, rear personal door.

REAR GARDEN:

At the rear is a good size garden enclosed with lapwood fencing, having an area of patio immediately adjacent to the house, with the remainder being laid to lawn with a rear flower border.

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 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.

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)

15, Farrier Way
Whitchurch
BRISTOL
BS14 0FS

Energy rating

B

Valid until:

2 June 2029

Certificate
number:

0378-3024-7376-5681-2974

Property type

Detached house

Total floor area

106 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+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		