

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**39 Coulsons Road
Whitchurch
Bristol BS14 0NN**

This well presented three bedroom starter home offers quality accommodation, and BOASTS a DOUBLE GLAZED CONSERVATORY, and OWNED SOLAR PANELS.



REF: ASW5617

Asking Price £300,000

**Three bedroom terrace * Kitchen/dining room * Double glazed conservatory *
Fronts pedestrian walkway * Garage in block * Gas central heating & double
glazing * South facing rear garden * Council tax band: B * 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:

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 nearby. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q & Argos.

DESCRIPTION:

This three bedroom starter terrace is being offered for sale the first time in more than 40 years! Fronting a pedestrian green, this fine property offers a double glazed conservatory to the rear, and boasts Solar Panels that are owned, thus providing cheaper electricity. The rear garden enjoys a sunny southerly aspect, and there is a garage in a nearby block. Genuine buyers will be impressed. Call to book your accompanied viewing without delay!

ENTRANCE PORCH:

Composite double glazed entrance door, opaque double glazed window to the side, cupboard housing the electric meter, partly glazed door and sidescreen to:

LIVING ROOM: 16' 5" x 15' 5" including width of staircase (5.00m x 4.70m)

Double glazed window to the front, gas coal effect fire set to a decorative fireplace, double panelled radiator, television point, staircase rising to first floor, glazed double doors opening to:

KITCHEN/DINING ROOM: 15' 4" x 10' 0" (4.67m x 3.05m)

Double glazed window with fitted vertical blind to the rear, double glazed patio door with fitted vertical blind overlooking and giving access onto the conservatory. The kitchen is fitted with an extensive range of timber fronted wall units with cornice and light pelmets concealing worksurface lighting, base fitted units with contrasting worktop surfaces, 1.5 bowl single drainer sink unit, built-in electric double oven, four ring induction hob with cooker hood over, space and plumbing for automatic washing machine, integrated fridge and freezer, panelled radiator.

CONSERVATORY: 9' 1" x 8' 9" (2.77m x 2.66m)

A substantial double glazed conservatory with fitted ceiling fan/light, French doors overlooking and giving access onto the rear garden.

FIRST FLOOR LANDING:

Access to loft space, built-in cupboard housing a gas fired combination boiler supplying central heating and domestic hot water, doors to first floor accommodation.

BEDROOM ONE: 14' 8" x 9' 2" (4.47m x 2.79m)

Double glazed window to the front, panelled radiator.

BEDROOM TWO: 9' 6" x 9' 2" (2.89m x 2.79m)

Double glazed window to the rear enjoying an outlook over Dundry Hillside, built-in wardrobe with sliding doors, panelled radiator.

BEDROOM THREE: 11' 5" x 6' 0" (3.48m x 1.83m)

Double glazed window to the front, built-in over stair storage cupboard, panelled radiator.

BATHROOM:

Opaque double glazed window to the rear with fitted vertical blind. The bathroom is fitted with a corner shower cubicle with a 'Mira' sport electric shower, vanity wash hand basin close coupled W.C, tiled walls, electric extractor fan, designer radiator.

FRONT GARDEN:

At the front is an open plan garden being laid to lawn with attractive shrub border, pathway leading to the front door.

REAR GARDEN:

At the rear is an attractive South facing garden being enclosed with combination of walling and fencing, having an area of patio immediately adjacent to the house, solar light and water point, then a central area of lawn with well stocked flowerbeds, block built storage shed and a rear pedestrian access.



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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)

39 Coulsons Road
BRISTOL
BS14 0NN

Energy rating

B

Valid until:

30 March 2036

Certificate
number:

3903-0096-7002-0177-0206

Property type

Mid-terrace house

Total floor area

77 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		