

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## 14 Manston Close Stockwood Bristol BS14 8AZ

**LARGER THAN IT LOOKS!** This two double bedroom end of terrace has been refurbished to a high standard, boasts a **LARGE CONSERVATORY**, and requires an internal viewing to be appreciated.



REF: ASW5586

**Offers in the Region Of £270,000**

**Two Double Bedroom End Of Terrace \* Refitted Kitchen/Dining Room \* Large Double Glazed Conservatory \* Gas Central Heating \* Double Glazing Enclosed Rear Garden \* Council Tax Band: B \* EPC Rating: C**

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:**

**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:**

Offered for sale, having been the subject of refurbishment over recent years, is this larger style two double bedroom end of terrace starter home. Offering both gas central heating and double glazing, the property boasts a large double glazed conservatory at the rear, refitted kitchen/dining room, an enclosed South facing rear garden, and there are residents parking bays. Contact the sole selling agent to arrange your accompanied viewing appointment.

**ENTRANCE PORCH:**

Double glazed entrance porch, tiled flooring, leaded double glazed door to:

**HALLWAY:**

Tiled flooring, double panelled radiator, large understair storage cupboard, central heating thermostat, staircase rising to first floor.

**LIVING ROOM: 15' 3" x 12' 3" (4.64m x 3.73m)**

Leaded double glazed French door with side windows overlooking and giving access onto the Conservatory at the rear, television point, laminated timber flooring, double panelled radiator.

**CONSERVATORY: 16' 1" x 8' 4" (4.90m x 2.54m)**

A substantial double glazed Conservatory having tiled floor, double panelled radiator, double glazed French doors giving access to the rear garden.

**KITCHEN/DINING ROOM: 20' 6" x 6' 9" (6.24m x 2.06m)**

Double glazed window to the front, double glazed door giving access onto the Conservatory at the rear. The kitchen has been refitted with a comprehensive range of wall and base units with wood block worktop surface, inset single drainer sink with mixer tap, space and plumbing for automatic washing machine and dishwasher, electric cooker point with cooker hood over, large recess for American style fridge/freezer, tiled splashbacks and tiled flooring, double panelled radiator.

**FIRST FLOOR LANDING:**

Approached via a half landing, access to loft space, double panelled radiator, built in cupboard housing a gas fired combination boiler supplying central heating and domestic hot water, door to all first floor accommodation.

**BEDROOM ONE: 12' 6" x 10' 6" (3.81m x 3.20m)**

Double glazed window to the rear enjoying an open aspect, double panelled radiator, large built in wardrobe with concertina doors.

**BEDROOM TWO:**

Double glazed window to the rear enjoying a similar outlook to bedroom one, double panelled radiator, built in wardrobe.

**BATHROOM:**

Opaque double glazed window to the front, fitted with a white panelled bath with glass shower screen and mixer shower, vanity wash hand basin, tiled walls, designer radiator.

**SEPARATE W.C:**

Opaque double glazed window to the front, fitted with a white close coupled W.C, corner wash hand basin, tiled surrounds and floor.

**FRONT GARDEN:**

At the front is a small garden enclosed with low boundary wall, laid to coloured stones with inset flowerbed.

**REAR GARDEN:**

At the rear is a garden that enjoys a sunny Southerly aspect, being enclosed with lapwood fencing, laid fully to paving with a side pedestrian gate, with a timber garden shed and a useful Summerhouse.

**PARKING:**

There are communal parking bays for all residents and visitors, strictly on a first come first serve basis.

**N.B:**

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.



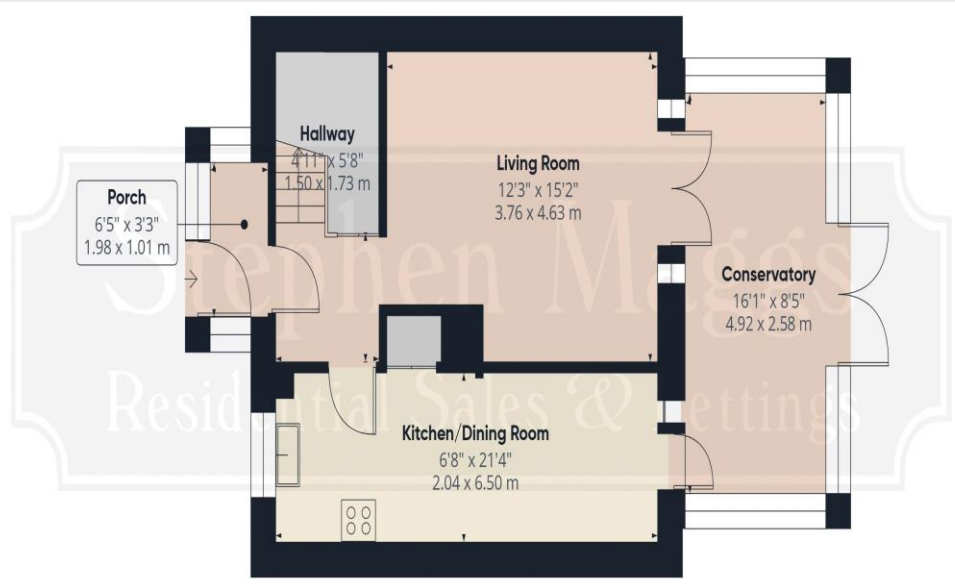


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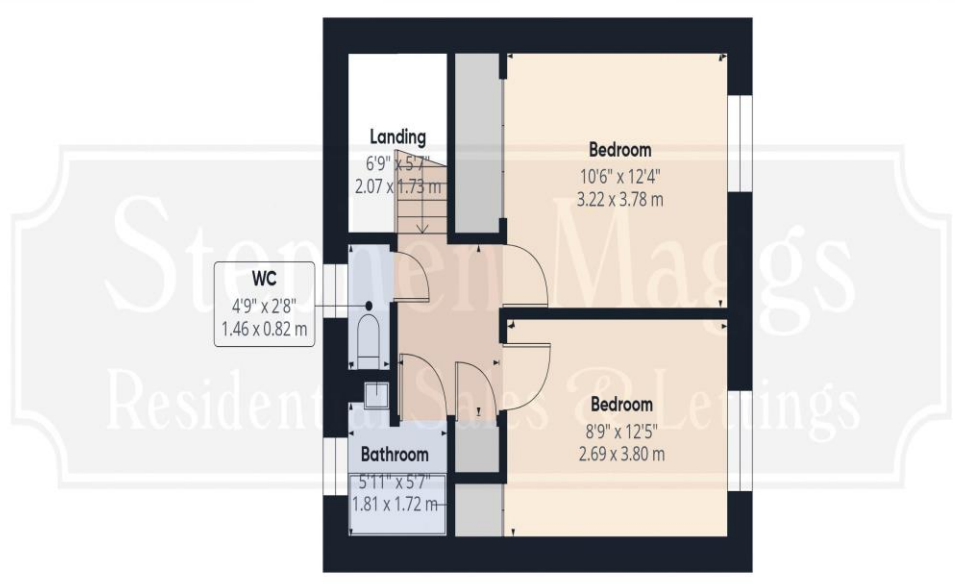
If you are interested in putting an offer in on this property, I will need the following information from you first.

1. Photo ID for all buyers
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.

This information will need to be emailed to [nigel@stephenmaggs.co.uk](mailto:nigel@stephenmaggs.co.uk) or [cliff@stephenmaggs.co.uk](mailto:cliff@stephenmaggs.co.uk) before any offer is put forward.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
925 ft<sup>2</sup>  
86.1 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.

# Energy performance certificate (EPC)

14 Manston Close  
BRISTOL  
BS14 8AZ

Energy rating

C

Valid until:

30 September 2035

Certificate  
number:

4908-9065-4002-0100-0492

Property type

End-terrace house

Total floor area

78 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 C. 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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		