

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**17 Somerset Road  
Knowle  
Bristol BS4 2HT**

**Available without an onward chain, this three bedroom terrace offers MANY PERIOD FEATURES, and enjoys an open aspect to the rear.**



REF: ASW5627

**Guide Price £550,000**

**3 bedroom terrace \* Connecting reception rooms \* Many Period features \* Gas central heating & double glazing \* Enclosed rear garden with cellar access \* No onward chain \* Council tax band: C \* 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:**

**KNOWLE** is situated off the A37 and is within easy commuting distance of the City Centre (which is approximately 3 miles away), Temple Meads Station and for access to the M32. Convenient for Broadwalk Shopping Precinct which offers a selection of shops and a Dental Surgery. Broadwalk itself has a number of High Street Banks and is accessible for main bus routes. Knowle also has a Golf Course.

**DESCRIPTION:**

This three bedroom Victorian terrace offers many period features, and comes with the complication of an onward chain. Enjoying gas central heating & double glazing, this fine property offers an enclosed garden and views to the rear. Somerset Road is always in demand, so we strongly advise an early viewing to avoid disappointment.

**ENTRANCE VESTIBULE:**

Wooden door with original stained glass fan light, dado rail, glazed door and fan light to:

**HALLWAY:**

Cupboard housing electric meter, understair storage cupboard and recess, original decorative corbel, panelled radiator, staircase rising to first floor.

**LIVING ROOM: 15' 5" into bay x 12' 6" (4.70m x 3.81m)**

Double glazed sash bay window to the front, feature tiled fireplace with gas living flame fire, stripped and varnished floor boards, picture rail, cornice and original decorative ceiling rose, single panelled radiator, television point, double doors to:

**DINING ROOM: 14' 0" x 10' 6" (4.26m x 3.20m)**

Double glazed window to the rear, decorative cast iron fireplace with wooden surround and gas living flame fire, stripped and varnished floorboards, panelled radiator, picture rail, cornice and decorative ceiling rose, serving hatch from kitchen.

**KITCHEN: 11' 4" x 9' 11" (3.45m x 3.02m)**

Window to the side, fitted with a range of cream fronted shaker style wall and base units with woodblock worktop surfaces, inset stainless steel 1.5 bowl sink unit, Beko cooking range with canopy style cooker hood over, cupboard concealing a Worcester gas fired combination boiler supplying central heating and domestic hot water, glazed door to:

**UTILITY ROOM: 9' 2" x 8' 5" (2.79m x 2.56m)**

Double glazed window to the rear, double glazed door and window giving access onto the rear garden, fitted base unit with stainless steel sink, plumbing for automatic washing machine.

**FIRST FLOOR LANDING:**

Turnspindle balustrade, doors to first floor accommodation, staircase giving access via a hinged door to the loft space.

**BEDROOM ONE: 14' 11" to fire breast x 15' 2" into bay (4.54m x 4.62m)**

Double glazed sash bay and side window to the front, fitted wardrobes with overhead storage cupboards, double panelled radiator, picture rail.

**BEDROOM TWO: 11' 3" x 10' 0" (3.43m x 3.05m)**

Double glazed window to the rear giving a view over the city, double glazed window to the side, picture rail, single panelled radiator.

**BEDROOM THREE: 10' 7" x 8' 2" (3.22m x 2.49m)**

Double glazed window to the rear with a similar view to bedroom two, picture rail panelled radiator.

**BATHROOM:**

The bathroom is fitted with a white suite comprising of a panelled bath with both mixer tap shower and electric shower over, pedestal wash hand basin, close coupled W.C, tiles surrounds, towel rail connected to the heating system.

**FRONT GARDEN:**

At the front is a courtyard garden enclosed with low boundary wall, with tiled pathway giving access to the front door.

**REAR GARDEN:**

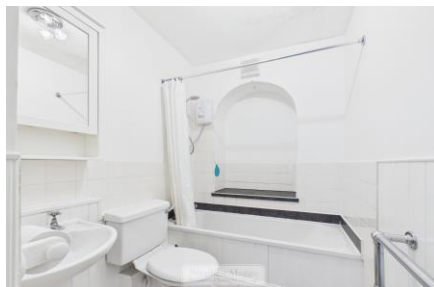
At the rear is a garden enclosed with a combination of wall and fencing, with access to a cellar area beneath the kitchen, the garden itself has an area laid to patio, then a combination of lawn and shrubbery.

**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.



# Stephen Maggs

## Residential Sales & Lettings

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

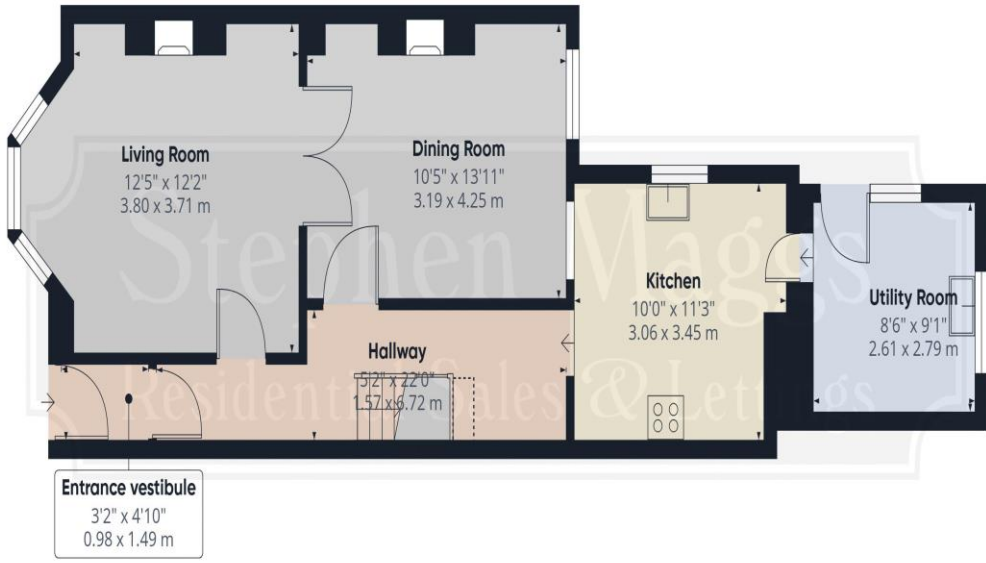
1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.
4. The offer that you would like to put forward.

This information will need to be emailed to [nigel@stephenmaggs.co.uk](mailto:nigel@stephenmaggs.co.uk) or [louise@stephenmaggs.co.uk](mailto: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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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1121 ft<sup>2</sup>  
104.2 m<sup>2</sup>

Reduced headroom  
8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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)

17 Somerset Road  
BRISTOL  
BS4 2HT

Energy rating

D

Valid until:

27 May 2034

Certificate  
number:

3634-9425-4300-0052-8226

Property type

Mid-terrace house

Total floor area

110 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 D. 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		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		