

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

107 St Peters Rise Headley Park Bristol BS13 7NB

**A BEAUTIFULLY PRESENTED & EXTENDED three bedroom family home, that
SIMPLY MUST BE VIEWED to be appreciated.**



REF: ASW5623

Guide Price £420,000

Extended three bedroom family home * Beautifully presented * Gas central heating & double glazing * Garage & additional parking * Internal viewing essential * Council tax band: C * EPC Rating:

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:

HEADLEY PARK is situated conveniently for Shops, Public Transport into the City Centre and is served by both Comprehensive and Primary Schools. Nearby Bishopsworth offers further shops and a Public Library.

DESCRIPTION:

This extended three bedroom semi detached is beautifully presented, and backs onto the Malago, so enjoys an almost rural outlook to the rear. The property has been lovingly maintained, and quite simply must be viewed internally to be appreciated. Call the sole selling agent to arrange your appointment to view.

HALLWAY:

Opaque double glazed entrance door and sidescreen, laminated timber flooring, panelled radiator, understair storage cupboard, staircase rising to first floor.

LIVING ROOM: 15' 10" x 9' 10" (4.82m x 2.99m)

Double glazed windows to the front and side (8each with fitted venetian blind), double panelled radiator, television point, wiring for wall lights, coved ceiling.

KITCHEN/BREAKFAST ROOM: 15' 9" x 9' 10" (4.80m x 2.99m)

Double glazed windows to the front and side (each with fitted venetian blinds). The kitchen is fitted with a comprehensive range of light oak fronted wall units with fitted cornice and light pelmets concealing work surface lighting, base fitted units with contrasting roll edge worktop surfaces, inset 1.5 bowl single drainer sink unit, built in Zanussi four burner gas hob, double oven, integrated fridge, washing machine and dishwasher, tiled flooring, designer radiator, recessed low voltage ceiling spotlights, square opening to:

DINING ROOM: 14' 3" x 8' 9" (4.34m x 2.66m)

This occupies a single storey extension to the rear. Opaque double glazed door giving access to the side and double glazed patio door overlooking and giving access to the rear garden, laminated timber flooring, panelled radiator, television point, coved ceiling.

FIRST FLOOR LANDING:

Turnspindle balustrade, coved ceiling, doors to first floor accommodation.

BEDROOM ONE: 15' 2" x 8' 10" (4.62m x 2.69m)

Double glazed windows to the front and side (each with fitted venetian blind), panelled radiator, television point, coved ceiling.

BEDROOM TWO: 9' 10" x 8' 9" (2.99m x 2.66m)

Double glazed window to the rear, panelled radiator, coved ceiling.

BEDROOM THREE: 11' 5" maximum x 6' 9" (3.48m x 2.06m)

Double glazed window to the front with fitted venetian blind, panelled radiator, access to loft space, built in over stair storage cupboard housing a Worcester gas fired combination boiler supplying central heating and domestic hot water.

BATHROOM:

Two opaque double glazed window to the rear. The bathroom is fitted with a white suite comprising of a panelled bath with mixer shower and glass shower screen, semi recessed wash hand basin with cupboards beneath, W.C with concealed cistern, tiled walls, designer radiator.

FRONT GARDEN:

At the front is a raised area directly adjoining St Peters Rise providing off road parking for two cars, with a driveway leading to the side of the property providing additional parking for several cars and giving access to the garage. At the front, behind the raised parking area is a garden laid to lawn with surrounding mature shrubbery.

GARAGE:

There is a single garage detached at the rear, having a metal up and over door, with power and light connected.

REAR GARDEN:

Immediately adjacent to the house is an area of patio with outside light and water point, five steps down to a second area laid to coloured stones with surrounding mature shrubbery and timber garden shed, and four further steps down to a final area which is enclosed with lapwood fencing, laid to a combination of lawn and decking and adjoining the Malago.

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.



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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.

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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)

107 St. Peters Rise
BRISTOL
BS13 7NB

Energy rating

D

Valid until:

21 April 2036

Certificate
number:

0248-0200-0406-5218-0104

Property type

Semi-detached house

Total floor area

84 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		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		