Stephen Maggs
Residential Sales & Lettings

Valuations based on experience!

105 Whittock Road
Stockwood
Bristol BS14 8DQ

A spacious THREE BEDROOM End of terraced family home, with driveway parking.



REF: ASW5674

Asking Price £295,000

Three bedroom end terrace house * Two reception rooms * Refitted kitchen * Refitted bathroom * Gas central heating * Double glazing * Off road parking * Council tax band: B * Energy Rating: tbc * Tenure: Freehold

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

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APPROVED CODE TRADINGSTANDARDS.GOV.UK The Property Ombudsman

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:
This spacious, very well presented three bedroom end of terrace is offered for sale without the complication of an ongoing chain. Both the kitchen & bathroom have modern fitments, the boiler was replaced in 2025, and the roof was refelted with new tiles approximately 15 years ago. Add to this off-street parking, and a good size enclosed garden, and you have a property that demand an early viewing to secure.

ENTRANCE HALL:
Upvc opaque double glazed door and side screen, staircase rising to first floor with open storage area beneath, gas meter, cupboard housing the electric meter, double panel radiator.

LOUNGE: 12' 11'' x 11' 9'' (3.93m x 3.58m)
Upvc double glazed window to the front, tiled fire surround and hearth, picture rail, coved ceiling.

KITCHEN: 9' 5'' x 8' 8'' (2.87m x 2.64m)
Upvc double glazed door and window to rear garden. The kitchen has been refitted with a range of shaker style wall and base units, with roll edge work surface over, tiled splashbacks, double electric oven with glass hob, extractor hood over, integrated fridge/freezer, plumbing for automatic washing machine, stainless steel single drainer sink unit with mixer tap over, Karndean flooring, opening into:

DINING ROOM: 9' 0'' x 8' 10'' (2.74m x 2.69m)
Upvc double glazed window to rear, double panelled radiator, picture rail, coved ceiling, continuation of flooring.

FIRST FLOOR LANDING:
Upvc double glazed window to side, access to part boarded loft with loft ladder and light, doors to all first floor accommodation.

BEDROOM ONE: 13' 3'' x 11' 0'' into wardrobe space (4.04m x 3.35m)
Upvc double glazed window to front, double panelled radiator. The bedroom has a range of fitted wooden style and mirror fronted wardrobes incorporating hanging rails, shelving and a vanity dressing unit with drawers and matching bedside tables, double panelled radiator, cupboard housing the combination boiler supply gas central heating and domestic hot water, further storage cupboard below, ceiling coving.

BEDROOM TWO: 13' 8'' into door recess x 9' 2'' (4.16m x 2.79m)
Upvc double glazed window to rear, double panelled radiator, celling coving.

BEDROOM THREE: 9' 8'' x 8' 9'' (2.94m x 2.66m)
Upvc double glazed window to front, double panelled radiator, ceiling coving, raised box over stairwell.

BATHROOM:
Upvc opaque double glazed window to the rear. The bathroom has been refitted, comprising of a white suite with panelled bath and electric Triton shower over, glass shower screen, low level W.C, pedestal wash hand basin set to a vanity unit, double panelled radiator.

FRONT GARDEN:
At the front is a garden enclosed with hedging, with a small lawn area and a concrete driveway proving off road parking, path leading to a gate which gives side access to the rear garden.

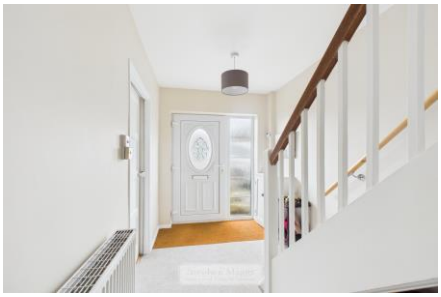
REAR GARDEN:
Enclosed by lap wood fencing, steps leading to patio area, side pathway from the front of the property, remainder laid to lawn with mature shrubbery, two block built sheds, one being the original coal house and the other being a storage shed.

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

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.











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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 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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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.