

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**31 Widcombe
Whitchurch
Bristol BS14 0AS**

Three bedroom Semi detached family home close to local amenities. Offered for sale with NO ONGOING CHAIN.



REF: ASW5666

Asking Price £315,000

**Semi Detached Family Home * Three Bedrooms * Lounge/Dining Room
Front & Rear Gardens * Gas Central Heating & Upvc Double Glazing
Energy Rating: C * Council Tax Band: C * Tenure: Freehold**

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. Easy access to Imperial Park retail centre at Hartcliffe Way provides a wide range of stores which include B & Q, M & S food store, Argos, Boots, Next, Costa Coffee, TK Max and a useful Gym with a swimming pool. South Bristol Sports Centre at West Town Lane also provides a good range of facilities, which include all weather football/hockey pitches, rugby pitches, bowling green and gym.

DESCRIPTION:

Situated on the St Giles Estate in Whitchurch, this three bedroom semi detached family home boasts gas central heating, double glazing, rear porch/utility & garage. With No Ongoing Chain early viewing is recommended.

ENTRANCE VESTIBULE:

Sliding patio door, Upvc door with opaque side panel leading to entrance hallway, Oak doors throughout the property.

KITCHEN: 10' 5" x 7' 5" (3.17m x 2.26m)

Upvc window to the side, wall and base units with contrasting worktop, single drainer sink, Worcester combination boiler supplying central heating and domestic hot water, Indesit electric oven and hob, space for dishwasher, washing machine, archway leading to:

UTILITY ROOM: 7' 3" x 5' 5" (2.21m x 1.65m)

Upvc window to the rear, Upvc door with opaque glass to the top.

OPEN PLAN LOUNGE: 10' 3" x 12' 11" (3.12m x 3.93m)

Upvc double glazed windows to the front, single panelled radiator, feature fireplace with gas fire, archway leading to:

DINING AREA: 8' 11" x 10' 10" (2.72m x 3.30m)

Upvc French doors and side panel leading onto the rear garden, double panelled radiator.

FIRST FLOOR LANDING:

Upvc window to the side, access to loft space, doors to all first floor accommodation.

FAMILY BATHROOM: 6' 4" x 5' 6" (1.93m x 1.68m)

Upvc double glazed window to the rear, fitted with a white bath with a Mira electric shower above, vanity unit with sink, low level W.C, towel radiator.

BEDROOM TWO: 9' 11" x 8' 10" (3.02m x 2.69m)

Upvc window to the rear, single panelled radiator, open wardrobe, door to storage.

BEDROOM ONE: 13' 5" x 9' 5" (4.09m x 2.87m)

Upvc double glazed window to the front, double panelled radiator, built in wardrobe.

BEDROOM THREE: 7' 0" x 10' 4" (2.13m x 3.15m)

Upvc window to the front, double panelled radiator, over stair storage wardrobe.

FRONT GARDEN:

Pedestrian access to the front of the property with a large gravelled garden with central planter feature.

REAR GARDEN:

Patio area with path leading to the rear gate.

GARAGE:

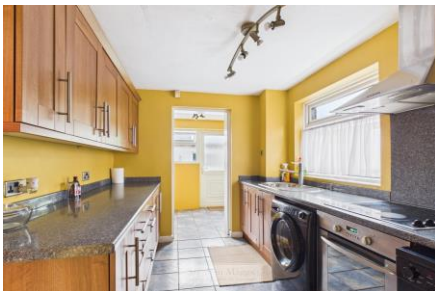
Single garage with up and over door and side access.

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. 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 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.

Energy performance certificate (EPC)

31 Widcombe
BRISTOL
BS14 0AS

Energy rating

C

Valid until:

16 September 2036

Certificate number:

5020-9015-0101-3007-0633

Property type

Semi-detached house

Total floor area

79 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		
69-80	C	69 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		