

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**661 Wells Road
Whitchurch
Bristol BS14 9BE**

A 1930's three bedroom semi detached FAMILY HOME, offered for sale without the complication of an ongoing chain.



REF: ASW5671

Guide Price £500,000

Three bedroom semi * Two reception rooms * Extended kitchen * Ground floor shower room * First floor bathroom * Gas central heating & double glazing * West facing rear garden * Garage & parking * Council tax band: D * 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 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:

This attractive double bay 1930's semi detached offers spacious accommodation, enhanced by a well tended West facing garden. The property is offered for sale without the complication of an ongoing chain, and must be viewed to be appreciated.

ENTRANCE PORCH:

Opaque double glazed entrance doors, tiled floor, stained glass door and sidescreens to:

HALLWAY:

Single panelled radiator, picture rail, built in understair storage cupboard, wall mounted central heating thermostat, staircase rising to first floor.

LIVING ROOM: 16' 4" into bay x 13' 0" (4.97m x 3.96m)

Semi circular double glazed bay window to the front with stained glass transits, single panelled radiator, decorative fireplace with electric focal point fire, television point, picture rail, square opening to:

DINING ROOM: 13' 11" x 11' 11" plus door recess (4.24m x 3.63m)

Double glazed French doors overlooking and giving access onto the rear garden, decorative fireplace with gas living flame fire, picture rail.

KITCHEN: 19' 0" x 7' 11" (5.79m x 2.41m)

Double glazed windows to the side and rear. Fitted with a range of light oak fronted wall and base units with contrasting roll edged worktop surfaces, inset stainless steel 1.5 bowl single drainer sink unit, plumbing for automatic washing machine and dishwasher, built in Hotpoint double oven, four ring glass hob, space for upright fridge/freezer, double panelled radiator, Vaillant combination boiler supplying central heating and domestic hot water, two fluorescent striplights, opaque double glazed door giving access to the rear garden.

GROUND FLOOR SHOWER ROOM: 7' 11" x 7' 4" (2.41m x 2.23m)

Opaque double glazed window to the rear, fitted with a tiled shower cubicle with electric shower unit, pedestal wash hand basin, close coupled W.C, tiled surrounds and tiled floor, double panelled radiator, recessed low voltage spotlights, electric fan heater.

FIRST FLOOR LANDING:

Opaque double glazed window to the side, picture rail, access to loft space with retractable ladder, doors to first floor accommodation.

BEDROOM ONE: 16' 10" x 10' 11" to wardrobes (5.13m x 3.32m)

Semi circular double glazed bay window to the front with stained glass transits, range of fitted bedroom furniture comprising of wardrobes with hanging rails, central shelved storage cupboards and drawers, double panelled radiator, picture rail.

BEDROOM TWO: 13' 11" x 11' 11" excluding wardrobes (4.24m x 3.63m)

Double glazed window to the rear, range of fitted bedroom furniture comprising of wardrobes, cupboards and drawers, single panelled radiator, picture rail.

BEDROOM THREE: 10' 6" x 8' 0" (3.20m x 2.44m)

Double glazed window to the rear, picture rail, single panelled radiator.

BATHROOM:

Opaque double glazed window to the front with fitted roller blind, fitted with a white suite comprising of panelled bath, vanity wash hand basin, close coupled W.C, tiled surrounds and floor, double panelled radiator, electric fan heater.

FRONT GARDEN:

At the front is a garden enclosed with walling, laid to tarmac drive providing off road parking for three to four vehicles, with a forward flowerbed, access to the garage.

GARAGE:

There is an attached single garage having an electric roll over door, power and light connected, useful overhead storage, fluorescent lighting, personal door giving access to the rear garden.

REAR GARDEN:

Immediately to the rear is an area of covered patio with outside power, beyond which is a attractive garden enclosed with a combination of walling and fencing, having a good size central area of lawn with numerous surrounding flower and shrub beds, aluminium greenhouse, second paved area situated to the rear of the garage.

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)

661 Wells Road
BRISTOL
BS14 9BE

Energy rating

D

Valid until:

27 September 2036

Certificate
number:

2050-5011-3060-7005-8025

Property type

Semi-detached house

Total floor area

119 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		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		