

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## 11 Fossedale Avenue Hengrove Bristol BS14 9LR

**THIS IS SOMETHING QUITE SPECIAL!** This extended semi detached family home offers four bedrooms over three storeys, with a 25'1 x 20'6 kitchen/day room, and much, much more!



REF: ASW5637

**Guide Price £550,000**

**Much extended family home \* 25'1 x 20'6 kitchen/dining/day room \* Separate living room \* Utility room, & cloakroom \* Three first floor bedrooms & bathroom \* Master bedroom suite with en-suite in loft conversion \* Large rear garden with home office \* No onward chain \* Council tax band: C \* see note in main details \* EPC Rating: C**

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](mailto:email@stephenmaggs.co.uk)



**SITUATION:**

**HENGROVE** is situated in South Bristol adjoining Whitchurch, and is served by Public Transport to Bristol City Centre and local areas. The area is served by both Primary and Comprehensive Schools, local shops, a Health Centre and an Asda Superstore. South Bristol Sports Centre at West Town Lane provides a good range of facilities, which include all weather football/hockey pitches, rugby pitches, bowling green and gym.

**DESCRIPTION:**

This family home has been so extended that it is totally unrecognisable from its original layout. Enjoying a stunning loft conversion which offers a large master bedroom with full en-suite, to the remarkable 25'1 x 20'6 kitchen/dining/day room with 5 panel bifold doors opening on to the rear garden. There is simply too much to list. Only by viewing internally can this property be appreciated. Serious purchasers should call to arrange their accompanied viewing appointment.

**ENTRANCE PORCH:**

Composite door with double glazed satin windows to either side, double glazed window to the side, double panelled radiator, cupboard housing the gas meter, tiled flooring, glazed door to:

**HALLWAY:**

Tall shelved storage cupboard housing the electric meter, decorative panelling to dado height, tiled flooring, inline glass staircase rising to the first floor.

**LIVING ROOM: 12' 9" x 11' 8" plus bay (3.88m x 3.55m)**

Double glazed bay window to the front with fitted Venetian blinds, wood burning stove set to a stone hearth, solid timber flooring, television point, fitted window seat with storage.

**KITCHEN/LIVING/DAY ROOM: 25' 1" plus alcove x 20' 6" (7.64m x 6.24m)**

This incorporates a full width single storey extension to the rear. Five panel bifold door overlooking and giving access onto the rear garden, four double glazed Velux windows. The kitchen area is fitted with a range of white high gloss wall and base units with large central island with breakfast bar to one side, Granite worktop surfaces, inset single bowl sink unit, integrated appliances to include, double oven, large glass hob, microwave, dishwasher, full height fridge, full height freezer. The living area has a wood burning stove and T.V point. The whole area has tiled flooring and two double panelled radiators, door to:

**CLOAKROOM:**

Double glazed Velux window, fitted with a white close coupled W.C, wall hung wash hand basin with tiled splashback, ladder style radiator, electric extractor fan, continuation of tiled flooring.

**UTILITY ROOM: 10' 3" x 6' 1" (3.12m x 1.85m)**

Double glazed window to the front, range of white high gloss fronted wall and base units with timber effect worktop surfaces, space and plumbing for automatic washing machine.

**FIRST FLOOR LANDING:**

Double glazed stained glass window to the side, continuation of decorative wall panelling to dado height, recessed low voltage spotlights, inline glass balustrade, door to first floor accommodation, staircase rising to the master bedroom suite.

**BEDROOM TWO: 11' 9" x 8' 11" to fire breast (3.58m x 2.72m)**

Double glazed window to front with fitted Venetian blind, full height fitted wardrobes to alcoves, laminated timber flooring, double panelled radiator, television point.

**BEDROOM THREE: 12' 2" x 11' 5" (3.71m x 3.48m)**

Double glazed window to the rear with fitted Venetian blind, radiator with decorative cover, cupboard housing a Worcester gas fired combination boiler supplying central heating and domestic hot water, laminated timber floor.

**BEDROOM FOUR: 8' 7" x 6' 6" (2.61m x 1.98m)**

At present this is fitted as a large walk in wardrobe. Double glazed window to the front with Venetian blind, fitted wardrobe carcasses with shelving and hanging rails, double panelled radiator, laminated timber flooring.

**BATHROOM:**

Double glazed window to the rear with satin glass. The bathroom is fitted as a wet room having fully tiled walls, mixer shower with waterfall head and body spray, wall attached wash hand basin, close coupled W.C, extractor fan, low voltage spotlights, designer radiator.

**SECOND FLOOR LANDING:**

Double glazed satin glass window to the side, double glazed Velux window, door to:

**MASTER BEDROOM: 19' 6" x 13' 6" (5.94m x 4.11m)**

This is a stunning master suite having two double glazed Velux windows with sun blinds to the front, and French doors with close fitted blinds opening to a glass Juliet balcony to the rear, access to eaves storage cupboards, laminated timber flooring, double panelled radiator, air conditioning unit, recessed low voltage spotlights, sliding door to:

**EN-SUITE: 9' 6" x 6' 7" (2.89m x 2.01m)**

A larger than average en-suite bathroom, having two double glazed windows with close fit blinds to the rear, fitted with a large walk-in shower with overhead and body sprays, vanity wash hand basin, free standing bath, W.C with concealed cistern, tiled walls and floor, ladder radiator, extractor fan.

**FRONT GARDEN:**

The front is laid to imprinted concrete providing off road parking for several cars.

**REAR GARDEN:**

At the rear is a larger than average garden being enclosed with lap wood fencing. There is a large area of patio with lighting immediately adjacent to the house. The garden then opens up with three large areas of composite decking, one of which bridges a water feature, and having two areas laid to artificial lawn.

**HOME OFFICE/PLAYROOM 17' 1" x 15' 1" (5.20m x 4.59m)**

Situated at the end of the garden is this great space for working from home, or as a child's playroom. Laminated timber flooring, low voltage ceiling spotlights, television point, double glazed French doors opening onto the rear garden, door to second large area providing storage, low voltage ceiling spotlights.

**NOTE:**

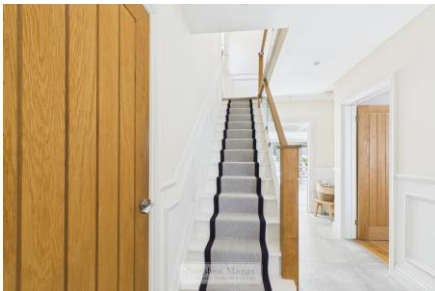
At present this property is rated as a band C for council tax. As the property has been much extended, it is most likely that the property could be re-banded to a higher band in the future.

**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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**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)

11 Fossedale Avenue  
BRISTOL  
BS14 9LR

Energy rating

C

Valid until:

7 June 2036

Certificate  
number:

5503-5046-5002-0106-0306

Property type

Semi-detached house

Total floor area

158 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)

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## 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		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		