

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## **43 Bristol Road Whitchurch Village Bristol BS14 0PF**

**A deceptively spacious 3 bedroom semi detached house enjoying a large open plan kitchen/dining/family room, views to the rear, off road parking, garage and village location.**



REF: ASW5664

**Asking Price £495,000**

**FAMILY KITCHEN/DINING/LOUNGE \* DINING AREA/STUDY & SNUG \* UTILITY/WC \*  
THREE GENEROUS BEDROOMS \* LUXURY BATHROOM \* GARAGE & PARKING \* GAS  
CENTRAL HEATING & DOUBLE GLAZING \* LARGE WEST FACING REAR GARDEN  
BACKING ONTO A SMALL MEADOW \* ENERGY RATING: D \* COUNCIL TAX BAND: D \*  
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](http://www.stephenmaggs.co.uk) email@stephenmaggs.co.uk

**DESCRIPTION:**

A modern, deceptively spacious three bedroom semi detached property enjoying a delightful position backing onto The Saltwell Viaduct meadows. This semi detached home offering open plan kitchen/living area that in our opinion is both spacious and well presented. The property benefits from ,both gas central heating and double glazing. split level lounge with log burner, snug area, kitchen/dining opening onto a terrace with the aforementioned Meadow Views. The accommodation also has a fully fitted kitchen, and a luxurious bathroom. There is generous garage with additional parking spaces, and a West facing rear garden backing onto fields.

**SITUATION:**

The property is situated in WHITCHURCH VILLAGE which is located on the southern outskirt of Bristol on the A37 (Wells Road). There is an 18 hole golf course at nearby Stockwood Vale, with a wider range of country pursuits throughout the Chew Valley. Whitchurch Village is convenient for commuters to both Bristol and Bath. Local amenities such as Schools, Shops, Asda superstore and Sports Centre can be found in nearby Whitchurch.

**HALLWAY:**

Entry is via a leaded double glazed door, storage cupboard electric meter, staircase rising to the first floor, glazed door to:

**STUDY/DINING ROOM AREA: 8' 8" x 15' 9" (2.64m x 4.80m)**

Upvc window to front, double panelled radiator, steps leading to:

**SNUG AREA: 11' 10" x 12' 11" (3.60m x 3.93m)**

Archway to kitchen, log burner, built in television display unit.

**KITCHEN/DINING, FAMILY ROOM: 29' 2" x 16' 11" (8.88m x 5.15m)**

This spacious sunny room has the wow factor and is a great space for modern living with bi-fold doors over looking and giving access onto the rear garden, six Velux windows, recessed low voltage ceiling spotlights, the kitchen is fitted with a range of wall and base units with wooden work surface over, housing an AEG double oven, electric hob with extractor fan over, central island with 1.5 bowl sink and mixer tap over, ,space for stools, Karndene flooring throughout two vertical radiators.

**CLOAKROOM:**

Fitted with a white close coupled W.C., recessed low voltage spotlight.

**FIRST FLOOR LANDING:**

A split level landing, built in storage cupboard, doors to all first floor accommodation.

**UTILITY/CLOAK ROOM: 8' 3" x 4' 4" (2.51m x 1.32m)**

Double panelled radiator, W.C and vanity unit, plumbing for automatic washing machine.

**SECOND LANDING AREA:**

Three steps to landing, cupbaord door to:

**BEDROOM ONE: 14' 10" x 11' 10" (4.52m x 3.60m)**

Upvc window to front with double panelled radiator and built-in storage cupboards.

**BEDROOM TWO: 11' 10" x 10' 11" (3.60m x 3.32m)**

Black Upvc window to the rear, views to the rear, single panelled radiator, built in wardrobes with overhead storage cupboards.

**BEDROOM THREE: 10' 10" x 7' 8" (3.30m x 2.34m)**

Black Upvc window to rear enjoying views, single panelled radiator.

**FAMILY BATHROOM: 11' 1" x 8' 0" (3.38m x 2.44m)**

Upvc window to front, fitted with white suite comprising of bath with brass style taps, sink set on vanity unit with brass taps, low level W.C, separate shower cubicle with brass mixer shower and glass screen, tiled splash backs, vertical radiator,

**FRONT GARDEN:**

The front is set well back from Bristol Road, approached via a tarmac drive. there is parking for three cars giving access to the Garage.

**GARAGE:**

This is a good size integral single garage having a metal up and over door, power and light connected, personal door giving access to the rear inner lobby, 'Vailant' gas fired combination boiler providing central heating and domestic hot water.

**REAR GARDEN:**

This enjoys a westerly aspect to take advantage of the afternoon and evening sun, backing directly onto a small meadow. Immediately adjacent to the property is a raised deck with glass balustrade with steps to a patio area with another seating area and law with mature tree borders and shrubbery, garden shed to the rear of the garden,

**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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## 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)

|                                                      |                           |                     |                          |
|------------------------------------------------------|---------------------------|---------------------|--------------------------|
| 43 Bristol Road<br>Whitchurch<br>BRISTOL<br>BS14 0PF | Energy rating<br><b>D</b> | Valid until:        | 13 September 2036        |
|                                                      |                           | Certificate number: | 2130-2301-3160-4009-4291 |

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 118 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.](#)