Stephen Maggs
Residential Sales & Lettings

Valuations based on experience!

8 Warman Road
Stockwood
Bristol BS14 8NA

Semi detached FOUR DOUBLE BEDROOM family home with TWO RECEPTIONS & TWO BATHROOMS, set in a popular location in Stockwood.



REF: ASW5663

Asking Price £385,000

Four Bedroom Semi Detached * Two Bathrooms * Two Reception Rooms * 18ft Lounge * Gas Central Heating & uPVC Double Glazing * Driveway ,Garage & Separate Workshop * 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

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www.stephenmaggs.co.uk email@stephenmaggs.co.uk

APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

DESCRIPTION:
Deceptively spacious FOUR BEDROOM semi detached family home with TWO BATHROOMS, TWO RECEPTIONS. Situated in a sought after position in Stockwood this property further boasts, gas central heating, uPVC double glazing, garage & Workshop.

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.

ENTRANCE:
Upvc entrance porch with door to:

HALLWAY:
Upvc window to side, double panelled radiator, door to:

RECEPTION ROOM ONE/DINING ROOM: 10' 11'' x 10' 2'' (3.32m x 3.10m)
Upvc window to front, double panelled radiator, door to understairs storage cupboard.

GROUND FLOOR BATHROOM: 8' 9'' x 4' 9'' (2.66m x 1.45m)
Two Upvc window to side, fitted with a white suite comprising of low level W.C, bath with mixer shower over, pedestal wash hand basin, towel radiator.

LOUNGE/DINING ROOM: 18' 3'' x 10' 11'' (5.56m x 3.32m)
Upvc patio door to rear, double panelled radiator, feature electric fire, door to:

KITCHEN: 18' 5'' x 7' 10'' (5.61m x 2.39m)
Opaque Upvc side door, Upvc window to side and Upvc window overlooking the rear garden. Fitted with a range of wall and base units with black roll edge worksurface, space for electric cooker, washing machine, tumble dryer, dishwasher and fridge freezer, double panelled radiator.

FIRST FLOOR LANDING;
Access to all first floor accommodation, cupboard housing a Worscester boiler supplying gas central heating and domestic hot water.

BEDROOM ONE: 10' 11'' x 10' 10'' (3.32m x 3.30m)
Upvc window to front, double panelled radiator.

BEDROOM TWO: 11' 0'' x 16' 0'' (3.35m x 4.87m)
Upvc window to rear, double panelled radiator.

BEDROOM THREE: 12' 6'' x 7' 11'' (3.81m x 2.41m)
Upvc window to the front and a Upvc window to the side, double panelled radiator.

BEDROOM FOUR: 11' 8'' x 7' 11'' (3.55m x 2.41m)
Upvc window rear and side, double panelled radiator.

SHOWER ROOM: 6' 1'' x 4' 8'' (1.85m x 1.42m)
Upvc window to side , fitted shower cubicle with mixer shower, pedestal wash hand basin and low level W.C.

FRONT GARDEN:
The front is laid to block paving providing off road parking in turn leading to the side and rear garden.

REAR GARDEN:
At the rear the garden is laid to patio and Astro turf with established shrubbery borders and benefiting from a useful workshop to the rear of the garage area.

GARAGE:
with up and over door.

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.

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.



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)

8 Warman Road BRISTOL BS14 8NA	Energy rating **D**	Valid until:	**9 September 2036**
		Certificate number:	**6004-5016-5002-0191-0802**

Property type	Semi-detached house
Total floor area	115 square metres

Rules on letting this property

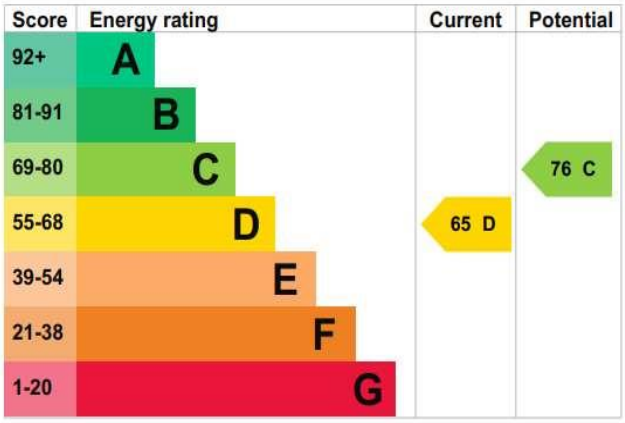
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

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