Valuations based on experience!

1 West Town Court
Brislington
Bristol BS4 5BH

Flexible living is offered with the detached family home, either 5 bedrooms (with two on the ground floor), or a 3 bedroom home on the first floor, with a one bedroom annexe on the ground floor. Internal viewing essential!

REF: ASW5659

Offers in Excess of £600,000

Split level, Flexible 5 bedroom accommodation * Potential for one bedroom annexe * Spacious rooms * Good size enclosed rear garden * Parking for 4 cars * Gas central heating & double glazing * Council tax band: E * EPC Rating: 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 email@stephenmaggs.co.uk

SITUATION:
BRISLINGTON is a suburb in South Bristol within close proximity of both the A4 Bath Road and A37 Wells Road. Primary, Comprehensive Schools and St Brendans 6th Form College are well situated. Local shops, Superstores, the Avonmeads Retail Park - consisting of The Showcase Cinema Complex and other stores are within easy reach. Brislington Park & Ride is situated on the A4 for easy access into Bristol.

DESCRIPTION:
This one is a bit different! Built into a hillside with the majority of the accommodation on the first floor, this detached family home offers flexible living with a twist! At present the property is arranged as a five bedroom home. However, with a small amount of conversion, a one bedroom annexe could be created for a dependent relative on the ground floor, with spacious three bedroom accommodation for the main family on the first floor. An internal viewing is essential to appreciate all that is on offer.

HALLWAY:
Double glazed stained glass entrance door, double glazed window to the front with fitted vertical blind to the front, double panelled radiator, staircase rising to the first floor.

UTILITY ROOM: 8' 6'' x 6' 9'' (2.59m x 2.06m)
Double glazed window to the front with fitted vertical blind, at present it is fitted with a worktop having space and plumbing for washing machine, single panel radiator. This could be converted into a kitchen which will allow the remainder of the ground floor accommodation to be used as an almost self contained, one bedroom annex with three bedroom accommodation on the first floor.

BATHROOM: 6' 9'' x 6' 0'' (2.06m x 1.83m)
Double glazed window to the side, refitted with a corner shower cubical with electric shower, vanity wash hand basin, W.C with concealed cistern, tiled floor, panelled radiator.

BEDROOM: 11' 4'' x 10' 3'' (3.45m x 3.12m)
Double glazed window to the front with fitted vertical blind, single panelled radiator.

BEDROOM: 17' 5'' x 16' 5'' (5.30m x 5.00m)
This has been converted from the original double garage. Two double glazed windows to the front with fitted vertical blinds, two bult-in cupboards, panelled radiator, television point, lamented flooring. If the ground floor was used as an annex this would make a very good size living room.

FIRST FLOOR LANDING:
Access to loft space with retractable ladder housing a gas fired boiler, airing cupboard housing a lagged hot water cylinder. Doors to all first floor accommodation.

LIVING ROOM: 17' 7'' x 13' 8'' (5.36m x 4.16m)
Two double glazed windows with fitted vertical blinds to the front enjoying an open aspect with views towards Knowle, gas log effect fire, television point, double panelled radiator, recessed low voltage spotlights.

KITCHEN/DINING ROOM: 25' 1'' x 11' 9'' narrowing to 8'4" (7.64m x 3.58m)
Two double glazed windows, with a side double glazed door overlooking and giving access also onto the rear garden. The kitchen area is fitted with a good range of cream fronted wall an base units with contrasting wood effect worktop surfaces, inset 1.5 bowl single drainer sink unit, built-in electric over with five burner gas hob with cooker hood over, plumbing for automatic dishwasher, father fitted wall and base units with a wine chiller, space for upright fridge/freezer, double panelled radiator, recessed spotlights.

BEDROOM ONE: 11' 7'' x 10' 1'' (3.53m x 3.07m)
Double glazed window with fitted vertical blind to the front, built-in wardrobe with concertina door, single panelled radiator, television point, door to:

EN-SUITE SHOWER:
Opaque double gazed window to the side, fitted with a corner shower cubicle with mixer shower, extractor fan.

BEDROOM TWO: 11' 8'' x 10' 5'' (3.55m x 3.17m)
Double glazed window to the front, single panelled radiator.

BEDROOM THREE: 8' 5'' x 7' 9'' (2.56m x 2.36m)
Double glazed window to the rear with fitted vertical blind, single panelled radiator.

BATHROOM: 8' 5'' x 8' 5'' (2.56m x 2.56m)
A larger than average bathroom having opaque double glazed window to the rear with roller blind, fitted with a panelled bath with a mixer tap shower, large pedestal whas hand basin, close coupled W.C, designer radiator.

FRONT GARDEN:
There is an area of garden laid primarily to lawn which extends to the side of the garden with a useful paved area for the garden shed etc. Adjacent to this is Tarmac driveway providing off road parking for four cars, with a gate to steps giving access to the rear garden, to the side of which is a second area of lawn with mature shrubbery surrounding.

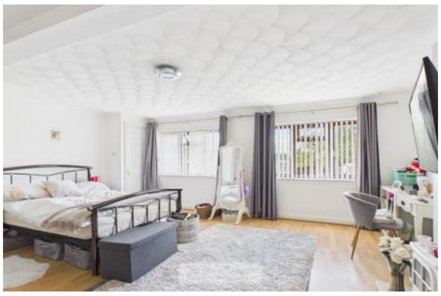
REAR GARDEN:
At the rear is a good size garden being enclosed with conifer screening and walling, with an area of decking and paving immediately adjacent to the house with outside lighting, and a good size timber shed. Beyond this is a garden laid primarily to lawn with corner flowerbed and a second raised patio area with a second garden shed.

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 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)

1 West Town Court BRISTOL BS4 5BH	Energy rating **D**	Valid until:	**29 June 2035**
		Certificate number:	**7603-3052-9206-6545-2204**

Property type	Detached house
Total floor area	158 square metres

Rules on letting this property

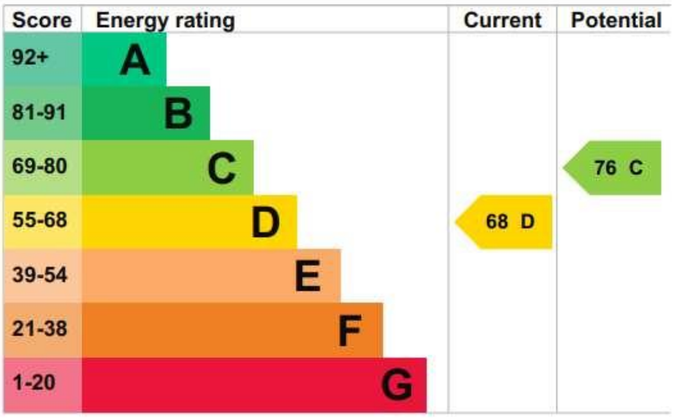
Properties can be let if they have an energy rating from A to E.

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).

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