

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

20 Latimer Close Brislington Bristol BS4 4FG

A two bedroom end of terrace STARTER HOME, situated in an attractive development of mixed properties, conveniently positioned for easy access to a good range of local amenities.



REF: ASW5633

Asking Price £259,500

**Two Bedroom Starter Home * Open Plan Living Room/Kitchen
Gas Central Heating * Double Glazing * Allocated Parking Space
Large Communal Garden * Council Tax Band: B * 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 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:

We are delighted to offer for sale this two bedroom starter home, situated in a popular location close to local amenities. Enjoying both gas central heating and double glazing, the property comes with an allocated parking space for one car, and comes with our highest recommendation for an early viewing.

ENTRANCE PORCH:

Partly glazed entrance door, single panelled radiator, electric consumer box, door to living area and door to:

CLOAKROOM:

Opaque double glazed window to the front, fitted with a white close coupled W.C, pedestal wash hand basin with tiled splashback, single panelled radiator.

LIVING ROOM/KITCHEN: 15' 9" x 15' 9" (4.80m x 4.80m)

Double glazed window to the front. The kitchen area is fitted with a range of hi-gloss fronted wall and base units with contrasting roll edge worktop surfaces, inset stainless steel single drainer sink unit, built in single oven, four burner gas hob with cooker hood over, integrated washing machine, fridge and freezer, extractor fan. The living area has a single panelled radiator and a double panelled radiator, useful understair storage cupboard, staircase rising to the first floor.

FIRST FLOOR LANDING:

Access to loft space, built in cupboard housing a Potterton gas fired combination boiler supplying central heating and domestic hot water, doors to remaining accommodation.

BEDROOM ONE: 10' 4" x 9' 11" (3.15m x 3.02m)

Double glazed window to the front, single panelled radiator, television point, built in wardrobe.

BEDROOM TWO: 10' 2" plus door recess x 6' 8" (3.10m x 2.03m)

Double glazed window to the front, single panelled radiator.

BATHROOM:

The bathroom is fitted with a white suite comprising of a 'P' shaped bath with glass shower screen and mixer shower over, pedestal wash hand basin, close coupled W.C, tiled surrounds, ladder style radiator, electric extractor fan and shaver point.

OUTSIDE:

At the front is a pathway giving access to the front door with flowerbed.

PARKING:

There is a allocated parking space for one vehicle at the rear of the building.

COMMUNAL GARDEN:

There are communal gardens, laid mainly to lawn with a lock bicycle store.

SERVICE/MANAGEMENT CHARGE:

There is a management company charge of approximately £25 per month to cover the maintenance of the communal areas.

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 reception@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)

20 Latimer Close
BRISTOL
BS4 4FG

Energy rating

C

Valid until:

22 April 2036

Certificate
number:

2100-1575-0322-1622-3463

Property type

End-terrace house

Total floor area

53 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 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		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		