

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

Falklands, 86 Washing Pound Lane Whitchurch Bristol BS14 0PW

A TOTALLY UNIQUE & SPACIOUS four bedroom semi detached, set ON AN ENORMOUS GARDEN, offered for sale WITH NO ONGOING CHAIN, and REQUIRING UPDATING.



REF: ASW5546

Guide Price £475,000

**Four bedroom detached * Two large reception rooms * Kitchen & cloakroom *
Gas central heating * Mainly double glazed * Very large garden * No onward
chain * Council tax band: D * EPC Rating: D**

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:

WHITCHURCH is situated in South Bristol and is served by Public Transport to Bristol, Bath and local areas. Whitchurch has a Health Centre, local shops and an Asda Superstore. Whitchurch is served by many Primary Schools and Comprehensives nearby. Easy access to Imperial Park retail centre at Hartcliffe Way provides a wide range of stores which include B & Q, M & S food store, Argos, Boots, Next, Costa Coffee, Home Sense and a useful Gym with a swimming pool. South Bristol Sports Centre at West Town Lane also provides a good range of facilities, which include all weather football/hockey pitches, rugby pitches, bowling green and gym.

DESCRIPTION:

Enjoying tremendous space, and set on an enormous garden, this four bedroom semi detached requires updating and offers a buyer the opportunity to develop a 'dream' family home. The possibilities are endless, and only by viewing can the true potential of this totally unique property be realised.

ENTRANCE PORCH:

A large entrance porch approached via a hardwood entrance door, double glazed windows to the front and side, archway to:

HALLWAY:

Single panelled radiator, large understair storage cupboard, window to the side, staircase rising to first floor, door to:

CLOAKROOM:

Opaque window to the side, fitted with a white low level W.C, corner wash hand basin.

LIVING ROOM: 21' 6" x 9' 10" (6.55m x 2.99m)

Extended to incorporate a double glazed Conservatory at the rear, double glazed windows to the rear, tiled feature fireplace with decorative timber surround, gas coal effect fire, single panelled radiators, laminated timber flooring, television point, wiring for wall lights.

DINING ROOM: 11' 10" x 9' 10" (3.60m x 2.99m)

Double glazed French door overlooking and giving access onto the garden, single panelled radiator, opening to:

STUDY AREA: 8' 4" x 5' 7" (2.54m x 1.70m)

Double glazed window to the front.

KITCHEN: 14' 5" x 9' 5" (4.39m x 2.87m)

A good size kitchen approached via double glazed door at the rear, window to the side, double glazed window to the rear. The kitchen is in need of general refitment but presently fitted with a range of wall and base units with worktop surface, single panelled radiator.

FIRST FLOOR LANDING:

Double glazed window to the side, access to loft space, doors to all first floor accommodation, single panelled radiator, picture rail.

BEDROOM ONE: 12' 10" x 9' 11" (3.91m x 3.02m)

Double glazed window to the rear, single panelled radiator, picture rail, laminate flooring.

BEDROOM TWO: 11' 10" x 9' 10" (3.60m x 2.99m)

Double glazed window to the front enjoying an open aspect, single panelled radiator, picture rail.

BEDROOM THREE: 9' 5" x 9' 0" (2.87m x 2.74m)

Double glazed window to the rear, single panelled radiator, picture rail.

BEDROOM FOUR: 10' 8" x 7' 11" (3.25m x 2.41m)

Double glazed window to the front and side, panelled radiator.

BATHROOM:

Opaque double glazed window to the side, in need of general refitment, presently fitted with a corner three piece suite, panelled radiator.

GARDEN:

The property is approached via double gates and stands in an enormous garden. At the front there is a raised area of decking adjacent to the house, a sweeping lawn with conifer trees, screened from washing pound lane and Ridgeway lane by timber panel fencing. At the side is a concrete hardstanding for two cars leading to a detached garage. To the rear of this and the house, is another area laid to lawn with an enclosed patio and a block built storage area.

N.B:

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.

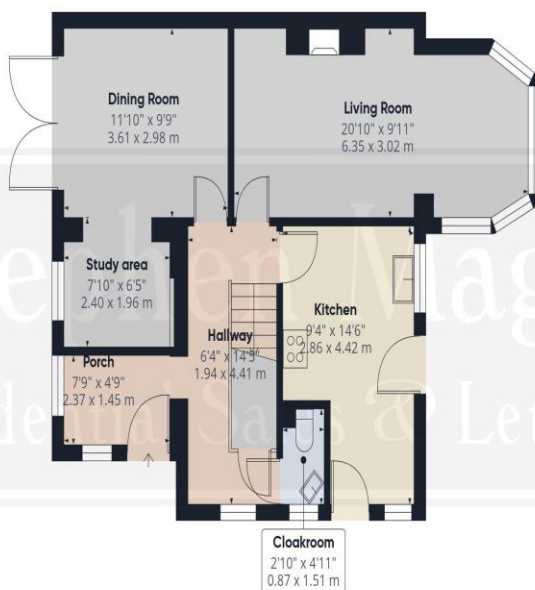




If you are interested in putting an offer in on this property, I will need the following information from you first.

1. Photo ID for all buyers
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.

This information will need to be emailed to nigel@stephenmaggs.co.uk or reception@stephenmaggs.co.uk before any offer is put forward.

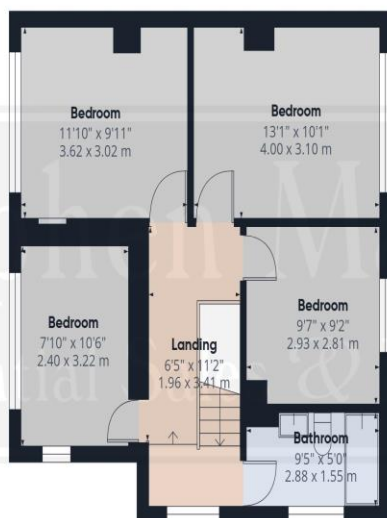


Floor 0

Approximate total area⁽¹⁾

1177 ft²

109.4 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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)

86 Washing Pound Lane BRISTOL BS14 0PW	Energy rating D	Valid until: 8 May 2035
		Certificate number: 2090-9015-4050-3000-1001

Property type	Semi-detached house
Total floor area	120 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.](#)

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

