

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**104 Kinsale Road
Whitchurch
Bristol BS14 9EZ**

A newly built three bedroom detached offering Air Source Heating, open plan living space with potential to create a separate kitchen/diner. Viewing is an absolute MUST.



REF: ASW5587

Asking Price £400,000

**Three bedroom detached * Open plan ground floor living with underfloor heating * Kitchen area with built in appliances * Double glazing & Air Source Heating * Enclosed garden * Off-street parking with EV charging
Council tax band to be confirmed * 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:

WHITCHURCH is situated in South Bristol and is served by Public Transport to Bristol, Bath and local areas. Whitchurch has a Health Centre, Library, local shops and an Asda Superstore. Whitchurch is served by many Primary Schools and Comprehensives are nearby. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, and Argos. South Bristol Sports Centre at West Town Lane provides a good range of facilities, which include all weather football/hockey pitches, rugby pitches, bowling green and gym.

DESCRIPTION:

This newly built three bedroom detached offers quality accommodation, situated in a sought after location, and free from chain complications. The property offers a range of up to the minute features such as an Air Source Heat Pump, and electric vehicle charging point. An early internal viewing is strongly advised by the sole selling agent.

HALLWAY:

Opaque double glazed entrance door, underfloor heating, recessed low voltage spotlights, opaque double glazed window to the side, underfloor heating control, staircase rising to first floor, door to:

CLOAKROOM:

Opaque double glazed window to the front, fitted with a white close coupled W.C, corner wash hand basin, tiled splashback, recessed low voltage spotlights, electric extractor fan.

OPEN PLAN LIVING/DINING/KITCHEN: 20' 1" x 19' 0" narrowing to 14' 4" (6.12m x 5.79m)

Double glazed bay window to the front, two further double glazed windows with fitted venetian blinds and double glazed French door giving access onto the garden. underfloor heating, television point. The kitchen area is fitted with a range of wall and base units with contrasting roll edged worktop surfaces, inset stainless steel 1.5 bowled single drainer unit, integrated appliances to include fridge/freezer, dishwasher, slide out bin, tiled surrounds, recessed low voltage spotlights, understair storage cupboard and also understair utility area which has space and plumbing for automatic washing machine.

FIRST FLOOR LANDNG:

Two opaque double glazed windows to the rear, doors to all first floor accommodation.

BEDROOM ONE: 14' 8" into bay plus door recess x 9' 7" (4.47m x 2.92m)

Double glazed bay window to the front, double panelled radiator.

BEDROOM TWO: 12' 1" x 8' 5" plus large walk-in area (3.68m x 2.56m)

Double glazed window to the front, double panelled radiator, access to loft space having a retractable ladder housing the lagged hot water cylinder.

BEDROOM THREE: 8' 10" x 8' 1" maximum (2.69m x 2.46m)

Double glazed Velux window, single panelled radiator, built in over stair storage cupboard.

BATHROOM:

Opaque double glazed window to the side, fitted with a white suite comprising of a 'P' shaped bath, mixer shower with both body and overhead sprays, vanity wash hand basin, close coupled W.C, fully tiled walls and floor, recessed low voltage spotlights, extractor fan, designer radiator.

FRONT:

At the front is a block paved driveway providing off road parking with electric vehicle charging point, beside which is an area of lawn which be utilised to provide additional parking.

SIDE GARDEN:

The main garden is situated at the side of the property, enclosed with a combination of walling and fencing, having a good size area of patio with outside lighting, the remainder being laid to lawn, outside power points and the air source heat pump providing domestic hot water and central heating.

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.

N.B:

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



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

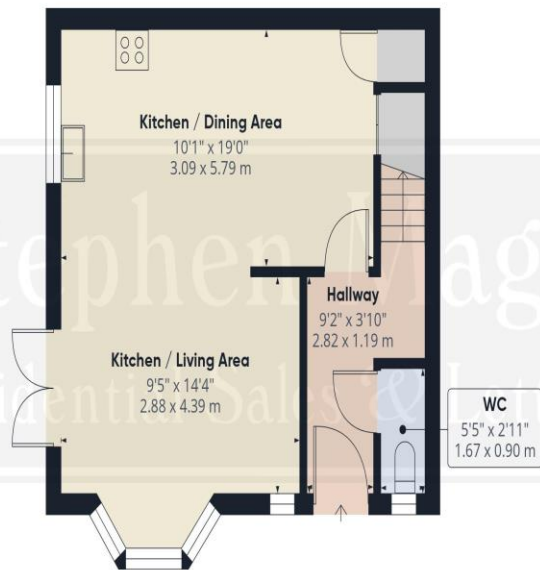
1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.
4. The offer that you would like to put forward.

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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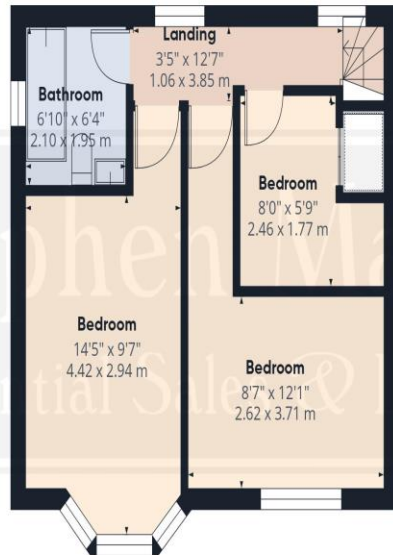


Floor 0

Approximate total area¹⁾

859 ft²

79.8 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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)

104
Kinsale Road
Bristol
BS14 9EZ

Energy rating

C

Valid until:

26 February 2035

Certificate
number:

0310-3033-4020-2325-3901

Property type

Detached house

Total floor area

86 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		