

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**37 Maes Knoll Drive
Whitchurch
Bristol BS14 0FF**

Situated on the sought after 'Horse World' development, this 'Bellway Homes' built four bedroom detached offers QUALITY ACCOMMODATION WITH A FEW 'EXTRAS'



REF: ASW5603

Offers in Excess of £500,000

Four bedroom detached * Two reception rooms * Kitchen/breakfast room with appliances * Garage & two parking spaces * Gas central heating & double glazing * Owned solar panels with storage battery * South facing rear garden * Council tax band: E * EPC Rating: B

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

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SITUATION:

The property is situated in **WHITCHURCH VILLAGE** which is located on the southern outskirts of Bristol on the A37 (Wells Road). There is an 18 hole golf course at nearby Stockwood Vale, with a wider range of country pursuits throughout the Chew Valley. Whitchurch Village is convenient for commuters to both Bristol and Bath. Local amenities such as Schools, Shops, Asda superstore and Sports Centre can be found in nearby Whitchurch.

DESCRIPTION:

This 'Bellway Homes' built four bedroom detached is situated on the sought after Horse World development, and offers quality accommodation that requires only an internal viewing to be appreciated. Extras include solar panels with storage battery, Granite kitchen worktops, and all windows have fitted blinds. Add to this a South facing rear garden, garage and additional parking, and you have a property that comes with our highest recommendation.

HALLWAY:

Glazed composite entrance door, Karndean flooring, single panelled radiator, large understair storage cupboard, staircase rising to first floor.

CLOAKROOM:

Opaque double glazed window to the front, fitted with a close coupled W.C, vanity wash hand basin, half height wall tiling, Karnden tiled floor, electric meter and consumer box.

LIVING ROOM: 14' 9" x 11' 2" (4.49m x 3.40m)

Triple panel Bi-Fold door overlooking and giving access onto the rear garden, two double glazed windows with fitted roller blinds to the side, electric remote controlled Focal point fire, television point, continuation of Karnden flooring from the hallway, double panelled radiator.

DINING ROOM: 14' 4" x 8' 7" (4.37m x 2.61m)

Double glazed window to the front with fitted roller blind, continuation of Karnden flooring from the hallway, single panelled radiator, television point.

KITCHEN/BREAKFAST ROOM: 12' 6" x 11' 9" (3.81m x 3.58m)

Double glazed window to the rear with fitted Austrian blind. Fitted with a comprehensive range of wall units with fitted cornice and light pelmets concealing work surface lighting, base fitted units with Granite worktop surfaces, inset single drainer sink unit, built in Zanussi single oven, four burner gas hob with cooker hood over, integrated dishwasher, fridge and freezer, tiled splashbacks, single panelled radiator, recessed low voltage spotlights, Karndean flooring, door to:

UTILITY ROOM: 6' 10" x 5' 4" (2.08m x 1.62m)

Fitted base unit with granite worktop and built under 1.5 bowl sink unit, Ideal gas fired combination boiler supplying central heating and domestic hot water, plumbing for automatic washing machine, designer radiator.

FIRST FLOOR LANDING:

Dado rail, single panelled radiator, access to part boarded loft space which houses the batteries for the solar panels, separate airing cupboard housing a lagged pressurised cylinder, doors to all first floor accommodation.

BEDROOM ONE: 14' 4" x 8' 9" (4.37m x 2.66m)

Double glazed window to the front with fitted roller blind, single panelled radiator, television point, fitted wardrobe, door to:

EN-SUITE SHOWER ROOM:

Opaque double glazed window to the side, fitted with a shower cubicle having a mixer shower, vanity wash hand basin, close coupled W.C, tiled walls and floor, designer radiator, illuminated demisting mirror.

BEDROOM TWO: 10' 8" x 9' 11" to wardrobes (3.25m x 3.02m)

Double glazed window to the rear with fitted roller blind, wall to wall fitted wardrobe with sliding doors, single panelled radiator.

BEDROOM THREE: 9' 9" x 9' 7" maximum (2.97m x 2.92m)

Double glazed window to the front with fitted roller blind, panelled radiator, television point.

BEDROOM FOUR: 9' 0" x 6' 7" plus door recess (2.74m x 2.01m)

Double glazed window to the rear, single panelled radiator.

BATHROOM:

Opaque double glazed window to the rear, fitted with a white suite comprising of panelled bath with mixer tap and separate mixer shower, glass shower screen, pedestal wash hand basin, close coupled W.C, tiled walls, Karnden tiled flooring, illuminated demisting mirror.

FRONT GARDEN:

At the front is a garden enclosed with low boundary walling, laid to coloured stones and shrubbery (one of which is a climbing rose around the entrance door).

REAR GARDEN:

At the rear is a good size garden enjoying a South aspect, enclosed by a combination of walling and lapwood fencing, having a good size area of decking immediately adjacent to the house with a pergola. The remainder laid to a combination of lawn and patio with shrub borders.

GARAGE:

There is a single garage at the side, which at present is divided into three areas, one front storage shed, middle one is a general storage area, and at the rear is currently used as a gym. There are two parking spaces to the front of the garage.

N.B:

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

SERVICE CHARGE:

There is a service charge on the estate, as with all new developments. The present charge is approximately £100 payable every 6 months.





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.



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)

37, Maes Knoll Drive
Whitchurch
BRISTOL
BS14 0FF

Energy rating

B

Valid until:

12 November 2029

Certificate
number:

9052-3887-7793-9291-4305

Property type

Detached house

Total floor area

110 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 B. It has the potential to be A.

[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		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		