

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

5 Pinecroft Whitchurch Bristol BS14 0AB

**A three bedroom semi detached, offered for sale without an ongoing chain,
and requiring an early viewing to secure.**



REF: ASW5638

Asking Price £325,000

**Three bedroom semi detached * Kitchen/dining room * Conservatory * Garage
& parking * Gas central heating & double glazing * No ongoing chain * Council
tax band: C * 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, 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, Argos and Tesco Home Centre. 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:

Situated on the St Giles estate fronting Bamfield, this three bedroom semi detached was the subject of comprehensive refurbishment a few years ago, and is offered for sale without the complication of an ongoing chain. The property offers a double glazed conservatory, garage with electric door, and additional parking space. An early viewing appointment is strongly advised by the sole selling agent.

HALLWAY:

The hallway has been increased by the addition of a porch. Accessed via an opaque double glazed entrance door and sidescreen, double panelled radiator, staircase rising to first floor.

LIVING ROOM: 12' 11" x 13' 4" (3.93m x 4.06m)

Double glazed window to the front with fitted vertical blind, laminated timber flooring, understair storage cupboard, panelled radiator, T.V point, square opening to:

KITCHEN/DINING ROOM: 16' 7" x 10' 8" (5.05m x 3.25m)

Double glazed window to the rear, double glazed patio door overlooking and giving access onto the conservatory. The kitchen is fitted with a range of Grey Hi-Gloss fronted base units with contrasting roll edge worktop surfaces, inset 1.5 bowled single drainer sink unit, built in electric oven, four ring glass hob with cooker hood over, plumbing for automatic washing machine, cupboard concealing a Vaillant gas fired combination boiler supplying central heating and domestic hot water, tiled flooring, recessed low voltage spotlights.

CONSERVATORY: 9' 3" x 9' 9" (2.82m x 2.97m)

A double glazed conservatory with polycarbonate roof, tiled flooring, door giving access to the rear garden.

FIRST FLOOR LANDING:

Double glazed window to the side with fitted blind, doors to all first floor accommodation.

BEDROOM ONE: 12' 11" x 9' 3" (3.93m x 2.82m)

Double glazed window to the front, laminated timber flooring, panelled radiator.

BEDROOM TWO: 10' 8" x 9' 3" (3.25m x 2.82m)

This room has been enlarged by the removal of the original built in storage cupboards. Double glazed window to the rear, double panelled radiator, laminated timber flooring.

BEDROOM THREE: 10' 0" x 6' 11" (3.05m x 2.11m)

Double glazed window to the front, double panelled radiator, laminate flooring.

BATHROOM:

Opaque double glazed window to the rear. The bathroom is fitted with a white suite comprising of a panelled bath with mixer shower, and separate mixer tap with shower hose, vanity wash hand basin, close coupled W.C, aqua boarding, radiator.

FRONT GARDEN:

At the front is a garden enclosed with walling, being laid to paving with wooden gate giving access to the rear garden.

REAR GARDEN:

Enclosed with lapwood fencing, laid mainly to decorative paving with raised flowerbed and rear pedestrian gate.

GARAGE:

There is a garage detached at the rear having an electric up and over door, to the side of which is a hardstanding providing off road parking for one car.

PHOTOGRAPHS:

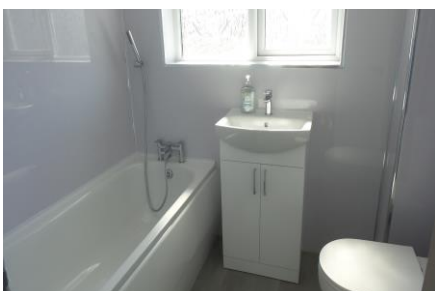
Please note that all of the photographs are library photographs, taken BEFORE the present tenants moved in to the property. They should be taken as a guide only.

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.

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.

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Energy performance certificate (EPC)

5 Pineroft
BRISTOL
BS14 0AB

Energy rating

C

Valid until:

20 September 2032

Certificate
number:

8000-6497-0422-7227-3123

Property type

Semi-detached house

Total floor area

79 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		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

