



Valuations based on experience!

**21 Pomfrett Gardens
Stockwood
Bristol BS14 8SU**

DECEPTIVELY spacious TWO BEDROOM HOME, enjoying a down stairs cloakroom, gas central heating and double glazing.



REF: ASW5651

Asking Price £245,000

**Spacious two bedroom terraced home * Double bedrooms * Family bathroom with bath and separate shower * Lounge/diner and conservatory * Ground floor WC * Garage in nearby block * Energy Rating - C * Council tax band - B
Tenure - Freehold**

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:

STOCKWOOD is situated in South Bristol between Keynsham and Whitchurch. It is served well by Public Transport to Bristol, Bath, and other local areas. Stockwood has its own Library, Health Centre, and boasts an 18 hole golf course. Located nearby is the Avon Wild Life Trust which is used by the locals for both walking and cycling. There are numerous local shops, and a large shopping outlet including a cinema with numerous eating places in nearby Brislington.

DESCRIPTION:

This TWO BEDROOM home offers living accommodation and is very spacious throughout. An early internal viewing is a must to fully appreciate all that is on offer. There is a fitted kitchen, large lounge/dining area, conservatory and cloakroom all to the ground floor. The first floor offers two good size bedrooms and a family bathroom. An enclosed rear garden with rear access.

HALLWAY:

Upvc double glazed door and opaque glazed side panel, door to:

CLOAKROOM:

Fitted with a low level W.C, vanity wash hand basin.

INNER HALLWAY:

Door to understair storage, door into:

LOUNGE/DINER: 10' 6" x 17' 9" (3.20m x 5.41m)

Double glazed windows and door onto the conservatory, radiator.

KITCHEN: 6' 7" x 17' 8" (2.01m x 5.38m)

The kitchen has a range of wall and base, roll edge worktop surfaces, stainless steel 1.5 bowl drainer sink unit. tiled splashback, space for cooker, space for fridge/freezer, space for under counter fridge, space and plumbing for a washing machine.

CONSERVATORY: 7' 0" x 17' 4" (2.13m x 5.28m)

Double glazed conservatory with patio door overlooking and giving access onto the rear garden.

HALF LANDING:

Double panelled radiator and skylight.

FIRST FLOOR LANDING:

Access to loft space, storage cupboard housing a Vaillant combination boiler supplying gas central heating and domestic hot water.

BEDROOM TWO: 8' 11" x 12' 4" (2.72m x 3.76m)

Double glazed window to the rear, double panelled radiator, built-in double wardrobe/cupboard.

BEDROOM ONE: 8' 2" x 15' 9" (2.49m x 4.80m)

Double glazed window to the rear, double panelled radiator, two built -in wardrobes.

BATHROOM: 9' 7" x 5' 5" (2.92m x 1.65m)

The bathroom comprises of a white bath, low level W.C, vanity wash hand basin. separate shower cubicle with mixer shower over. tiled walls, towel radiator, extractor fan.

REAR GARDEN:

Laid to patio, having an area of Astroturf, with rear gate giving pedestrian access to the rear.

GARAGE:

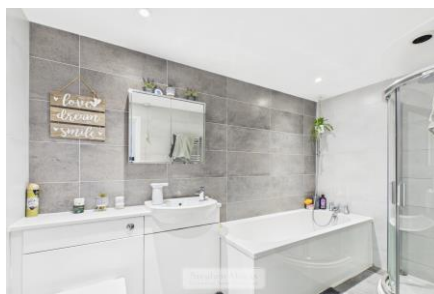
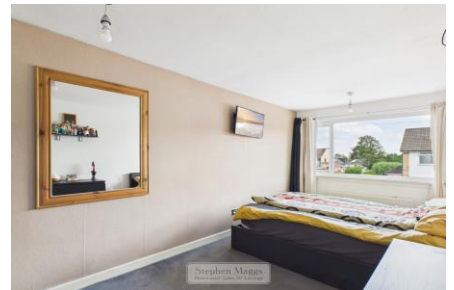
There is a garage situated in a nearby block.

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.



Stephen Maggs

Residential Sales & Lettings

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 louise@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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If your offer is accepted, we will not formally prepare sales letters until the AML checks have been completed.



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)

21 Pomfrett Gardens
BRISTOL
BS14 8SU

Energy rating

C

Valid until:

13 July 2036

Certificate number:

0409-3046-6002-0193-0802

Property type

Mid-terrace house

Total floor area

78 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		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		