

*Valuations based on experience!*

**15 Farrier Way  
Whitchurch Village  
Bristol BS14 0FS**

**A three bedroom detached built by 'Bellway Homes', situated on the sought after Horse World development, offering quality accommodation and a good size enclosed rear garden.**



REF: ASW5609

**Asking Price £440,000**

**Three bedroom detached \* Front to back living room \* Kitchen/dining room  
Utility room & Cloakroom \* En-suite \* Garage & parking  
Enclosed rear garden \* Council tax band: D \* EPC Rating: B**

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](http://www.stephenmaggs.co.uk) [email@stephenmaggs.co.uk](mailto:email@stephenmaggs.co.uk)

**SITUATION:**

The property is situated in **WHITCHURCH VILLAGE** which is located on the southern outskirt 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:**

Situated on the sought after Horse World development, this Bellway Homes built three bedroom detached offers all that you would expect from one of the Country's leading home builders. Properties in this location attract a good deal of interest, so we would strongly advise an early viewing appointment.

**HALLWAY:**

Double glazed composite entrance door, laminated timber flooring, single panelled radiator, electric consumer box, staircase rising to first floor.

**LIVING ROOM: 19' 5" x 10' 5" (5.91m x 3.17m)**

Double glazed window to the front with louvre blind, double glazed French doors and side windows overlooking and giving access onto the rear garden, two panelled radiators, television point.

**KITCHEN/DINING ROOM: 19' 5" x 8' 9" (5.91m x 2.66m)**

Double glazed windows to the front and side (each with louvre blinds), double glazed window to the rear with fitted blackout blind. The kitchen area is fitted with a range of mushroom coloured wall and base units with contrasting roll edge worktop surfaces, inset stainless steel 1.5 bowled single drainer sink unit, built in single oven, four burner gas hob with cooker hood over, worktop upstands to match the worktops, tiled flooring, double panelled radiator, built in under stair storage cupboard, square opening to:

**UTILITY ROOM: 5' 7" x 5' 3" (1.70m x 1.60m)**

Double glazed door overlooking and giving access onto the rear garden, fitted wall units, 'Ideal' gas fired combination boiler supplying central heating and domestic hot water, space and plumbing for automatic washing machine and upright fridge/freezer, continuation of tiled flooring from the kitchen, door to:

**CLOAKROOM:**

Fitted with a white close coupled W.C, pedestal wash hand basin, single panelled radiator, tiled flooring.

**FIRST FLOOR LANDING:**

Access to loft space, single panelled radiator, large built in storage cupboard, doors to first floor accommodation.

**BEDROOM ONE: 11' 3" x 10' 2" (3.43m x 3.10m)**

Double glazed window to the front, built in overstairs storage cupboard and wardrobe with sliding door, single panelled radiator, door to:

**EN-SUITE SHOWER ROOM:**

Fully tiled shower cubicle with mixer shower and glass sliding shower screen, pedestal wash hand basin, close coupled W.C, tiled surround, ladder style radiator.

**BEDROOM TWO: 11' 4" x 10' 7" (3.45m x 3.22m)**

Double glazed window to the front with fitted blackout blind, single panelled radiator.

**BEDROOM THREE: 10' 7"maximum into recess x 7' 9" (3.22m x 2.36m)**

Double glazed window to the rear with fitted blackout blind, single panelled radiator.

**BATHROOM:**

Opaque double glazed window to the rear, fitted with a white suite comprising of panelled bath with mixer shower over, glass shower screen, pedestal wash hand basin, close coupled W.C, tiled surrounds, tile effect laminated flooring, extractor fan, ladder style radiator.

**FRONT GARDEN:**

There is a small garden laid to shrubbery with outside light, to the right hand side of the house is a tarmac driveway providing off road parking for two cars leading to the garage.

**GARAGE:**

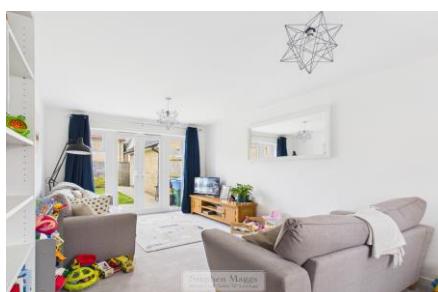
There is a larger than average single garage detached at the rear, having an up and over door, power and light connected, rear personal door.

**REAR GARDEN:**

At the rear is a good size garden enclosed with lapwood fencing, having an area of patio immediately adjacent to the house, with the remainder being laid to lawn with a rear flower border.

**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, 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](mailto:nigel@stephenmaggs.co.uk) or [reception@stephenmaggs.co.uk](mailto:reception@stephenmaggs.co.uk) before any offer is put forward.



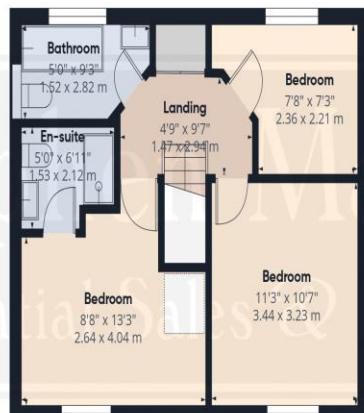
Floor 0

Stephen Maggs  
Residential Sales & Lettings

Approximate total area<sup>(1)</sup>

888 ft<sup>2</sup>

82.5 m<sup>2</sup>



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.

GIRAFFE360

#### 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)

15, Farrier Way  
Whitchurch  
BRISTOL  
BS14 0FS

Energy rating

**B**

Valid until:

**2 June 2029**

Certificate  
number:

**0378-3024-7376-5681-2974**

Property type

Detached house

Total floor area

106 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>).

## 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

