

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**125 Headley Lane  
Headley Park  
Bristol BS13 7PE**

**One of those 'WOW' properties! This EXTENDED three bedroom detached bungalow offers a VERY LARGE rear garden, and comes without the complication of an ongoing chain.**



REF: ASW5620

**Asking Price £625,000**

**Extended Detached Bungalow \* Three Bedrooms (Master En-Suite) \* Stunning 20'10 X 16' Conservatory \* Very Large Rear Garden \* Gas Central Heating & Double Glazing \* Off-Street Parking \* No Ongoing Chain  
Council Tax Band: E \* EPC Rating: D**

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

**SITUATION:**

**HEADLEY PARK** is situated conveniently for Shops, Public Transport into the City Centre and is served by both Comprehensive and Primary Schools. Nearby Bishopsworth offers further shops and a Public Library.

**DESCRIPTION:**

This much extended bungalow, which is being offered for sale without the complication of an ongoing chain, offers quality accommodation which is enhanced by one of the biggest garden in the area. Just about everything that could be done to it, has been over the course of the present occupiers 60 years in residence. Definitely one that **MUST BE VIEWED** to be appreciated.

**HALLWAY:**

Composite double glazed entrance door, dado rail, panelled radiator, coved ceiling.

**BEDROOM ONE: 14' 10" x 11' 1" (4.52m x 3.38m)**

Double glazed bay window to the front with fitted shutters, extensive range of fitted bedroom furniture comprising of wardrobes, drawer units and central dressing table, double panelled radiator, door concealing:

**EN-SUITE SHOWER ROOM: 13' 5" x 4' 0" (4.09m x 1.22m)**

Double glazed window to the rear, large tiled shower cubicle with mixer shower, vanity wash hand basin, close coupled W.C, tiled wall and floor, ladder radiator.

**BEDROOM TWO: 11' 6" into bay x 11' 11" (3.50m x 3.63m)**

Double glazed bay window to the front with fitted shutters, panelling to dado height, panelled radiator, cupboard housing a Valliant gas fired combination boiler supplying central heating and domestic hot water.

**SITTING AREA: 13' 1" x 9' 5" (3.98m x 2.87m)**

Double glazed window to the side, radiator with decorative cover, stripped and varnished floorboards, staircase rising to loft conversion, archway to:

**LIVING ROOM: 13' 2" x 12' 0" (4.01m x 3.65m)**

Double glazed window to the side, glazed folding doors giving access onto the conservatory, John Bains feature fireplace with electric focal point fire, continuation of stripped and varnished floorboards, radiator with decorative cover, television point, radiator.

**CONSERVATORY: 20' 10" x 16' 0" (6.35m x 4.87m)**

A substantial double glazed conservatory with polycarbonate roof, continuation of the stripped and varnished floorboards, air-conditioning unit, two ceiling light fans, French door giving access onto the garden.

**BATHROOM: 8' 10" x 8' 3" (2.69m x 2.51m)**

A larger than average bathroom having an opaque double glazed window to the rear, fitted with a shower cubicle with mixer shower, corner bath with built-in Jacuzzi, vanity wash hand basin, close coupled W.C, tolled surrounds, recessed spotlights, extractor fan, ladder style radiator.

**KITCHEN: 13' 0" x 9' 6" (3.96m x 2.89m)**

Double glazed window to the side. The kitchen is fitted with a range of wall and base units with worktop surfaces, inset 1.5 bowl single drainer sink unit, large cooking range with fitted cooker hood over, space and plumbing for dishwasher, built-in larder fridge, double glazed window to the side, square opening to the utility room which has a double glazed window to the rear and double glazed door overlooking and giving access onto the rear garden, space and plumbing for automatic washing machine, under counter space for fridge and freezer, quarry tiled flooring, door giving access to a good size pantry.

**FIRST FLOOR LANDING:**

A good size landing, door to:

**CONVERTED BEDROOM: 13' 11" x 13' 1" (4.24m x 3.98m)**

Double glazed 'tilt n turn' windows to the rear, access to eaves storage cupboard.

**FRONT GARDEN:**

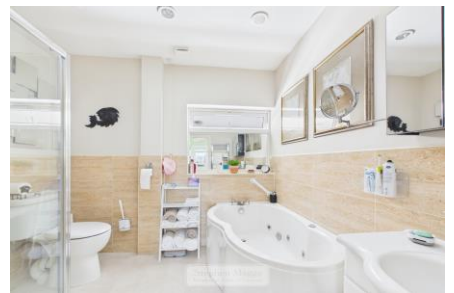
At the front is a garden enclosed with a combination of walling and hedging having imprinted concrete driveway providing off road parking for two/three cars, separate imprinted pathway to the front door and metal gate which in turns gives access onto the rear garden, an area of lawn with flower bed.

**REAR GARDEN:**

At the rear is a very large garden separated into three areas, the first one laid to imprinted concrete and has a wooden chalet which wood provide a very useful space for anyone wishing to work from home and also has a shower and w.c. The second area of garden is enclosed with fencing and laid to a large central lawn with mature apple tree, side flower border and central flower and shrub bed, opening to then a third area which again is laid primarily to lawn with vegetable plot, flower border and three Apple trees.

**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.



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## 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](mailto:nigel@stephenmaggs.co.uk) or [reception@stephenmaggs.co.uk](mailto: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**

- En-suite: 9'11" x 3'11" (3.04 x 1.20 m)
- Bedroom: 10'11" x 10'2" (3.33 x 3.12 m)
- Hallway: 14'11" x 3'6" (4.55 x 1.08 m)
- Bath: 8'9" x 8'4" (2.67 x 2.55 m)
- Kitchen: 13'0" x 9'6" (3.96 x 2.92 m)
- Sitting area: 12'11" x 9'5" (3.95 x 2.87 m)
- Living Room: 11'11" x 13'0" (3.65 x 3.98 m)
- Conservatory: 15'9" x 20'10" (4.83 x 6.37 m)
- Utility Room: 3'8" x 11'2" (1.14 x 3.41 m)

**Floor 1**

- Landing: 6'4" x 4'6" (1.95 x 1.39 m)
- Bedroom: 13'10" x 13'1" (4.23 x 3.99 m)

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

- 1451 ft<sup>2</sup>
- 134.8 m<sup>2</sup>

Reduced headroom

- 59 ft<sup>2</sup>
- 5.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

GIRAFFE360

# Energy performance certificate (EPC)

125 Headley Lane  
BRISTOL  
BS13 7PE

Energy rating

**D**

Valid until:

**8 April 2036**

Certificate  
number:

**6102-1026-5002-0104-0806**

Property type

Detached bungalow

Total floor area

114 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 D. 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+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | 78 <b>C</b> |
| 55-68 | <b>D</b>      | 56 <b>D</b> |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |