

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

**83 West Town Lane  
Brislington  
Bristol BS4 5DZ**

**OFFERED FOR SALE WITH NO ONWARD CHAIN, this traditional 1930's three bedroom semi detached enjoys SPACIOUS ACCOMMODATION, and must be viewed to be appreciated.**



REF: ASW5611

**Offers in Excess of £425,000**

**Traditional family home \* Three bedrooms \* Separate reception rooms \* Gas central heating & double glazing \* South facing rear garden \* Garage & ample additional parking \* No onward chain \* Council tax band: D \* EPC Rating: D**

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:**

**BRISLINGTON** is a suburb in South Bristol within close proximity of both the A4 Bath Road and A37 Wells Road. Primary, Comprehensive Schools and St Brendans 6th Form College are well situated. Local shops, Superstores, the Avonmeads Retail Park - consisting of The Showcase Cinema Complex and other stores are within easy reach. Brislington Park & Ride is situated on the A4 for easy access into Bristol.

**DESCRIPTION:**

This larger style, traditional 1930's three bedroom semi detached is offered for without the complication of an ongoing chain. Offering both gas central heating & double glazing, this fine family home enjoys separate reception rooms, garage with lots of additional parking, and a southerly aspect rear garden. As the seller's sole agent we strongly advise an early viewing to secure.

**ENTRANCE PORCH:**

Opaque double glazed entrance door with leaded double glazed sidescreen, engineered oak flooring, cupboard housing gas and electric meters, picture rail, leaded door with sidescreens giving access to:

**HALLWAY:**

Double panelled radiator, telephone point, understair storage cupboard, continuation of engineered oak flooring, staircase rising to first floor, picture rail.

**LIVING ROOM: 14' 11" into bay x 12' 9" (4.54m x 3.88m)**

Double glazed bay window to front, decorative fireplace with gas living flame fire, two double panelled radiators, original plaster cornice, picture rail, television point.

**DINING ROOM: 14' 1" x 12' 8" (4.29m x 3.86m)**

Double glazed French doors with fitted vertical blind, overlooking and giving access onto the rear garden, engineered Oak flooring, double panelled radiator, original plaster cornice, picture rail.

**EXTENDED KITCHEN: 17' 11" x 9' 9" narrowing to 6' 8" (5.46m x 2.97m)**

Two double glazed windows to the side with fitted venetian blinds. The kitchen is fitted with an extensive range of wall units with fitted cornice and light pelmets, base fitted units with contrasting worktop surfaces, inset single drainer stainless steel sink unit, built in single oven, four ring glass hob with cooker hood over, integrated dishwasher, fridge and freezer, built in original pine dresser, Vaillant gas fired combination boiler supply central heating and domestic hot water, laminated timber flooring, double panelled radiator, opening to:

**REAR PORCH:**

Double glazed door to the rear garden, pantry to one side and large storage cupboard to the other which has space and plumbing for automatic washing machine.

**FIRST FLOOR LANDING:**

Double glazed window to the side with fitted vertical blind, picture rail, access to loft space with retractable ladder, doors to all first floor accommodation.

**BEDROOM ONE: 14' 11" x 11' 4" (4.54m x 3.45m)**

Double glazed window to the front with fitted vertical blind, double panelled radiator, built in alcove storage cupboard, original plaster cornice, picture rail.

**BEDROOM TWO: 14' 1" x 13' 0" (4.29m x 3.96m)**

Double glazed window to the rear with fitted vertical blind, panelled radiator, fitted alcove storage cupboard, original plaster cornice, picture rail, built in airing cupboard with panelled radiator.

**BEDROOM THREE: 9' 7" x 8' 2" (2.92m x 2.49m)**

Double glazed window to the front with fitted vertical blind, panelled radiator, picture rail.

**BATHROOM:**

Opaque double glazed window to the rear with fitted vertical blind, fitted with a large walk in shower cubicle with mixer shower, vanity wash hand basin, W.C with concealed cistern, tiled walls and floor, designer radiator, recessed low voltage spotlights.

**FRONT GARDEN:**

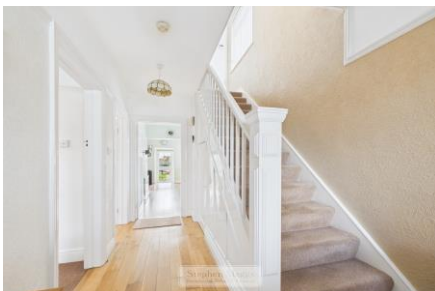
At the front is a garden laid to flower and shrub beds with coloured stones, to the side which is a tarmac driveway providing off road parking for four to five vehicles giving access to the garage. Timber gate giving access to the rear garden.

**GARAGE:**

There is a single garage situated at the rear with swing doors, power and light connected.

**REAR GARDEN:**

At the rear is a garden enjoying a sunny Southerly aspect, having an area of patio immediately adjacent to the house, beyond which is a garden laid to a combination of lawn, flowerbeds and vegetable garden, the whole enclosed with timber fencing.



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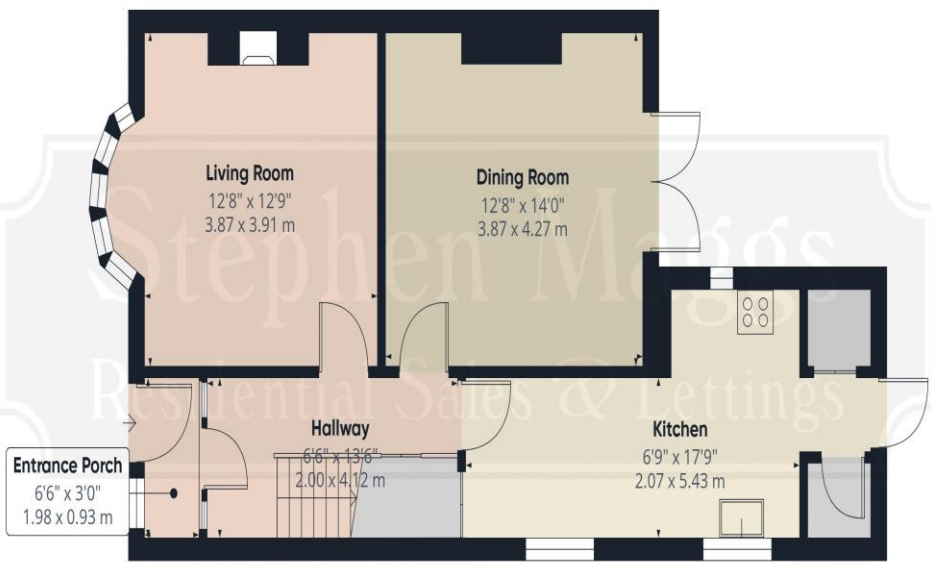
Residential Sales & Lettings

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.

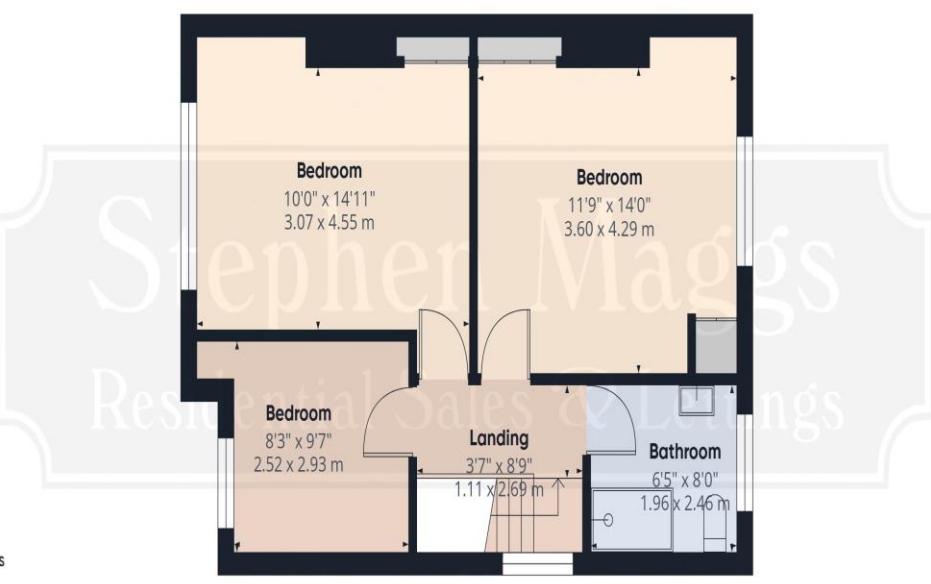
This information will need to be emailed to [nigel@stephenmaggs.co.uk](mailto:nigel@stephenmaggs.co.uk) or [reception@stephenmaggs.co.uk](mailto:reception@stephenmaggs.co.uk) before any offer is put forward.

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.



Floor 0

Approximate total area<sup>(1)</sup>  
1148 ft<sup>2</sup>  
106.7 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)

83 West Town Lane  
BRISTOL  
BS4 5DZ

Energy rating

**D**

Valid until:

**19 February 2036**

Certificate  
number:

**1020-2024-0161-0003-0663**

Property type

Semi-detached house

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 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+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	63 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		