

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## 98 Tanorth Road Whitchurch Bristol BS14 0LB

**This well presented THREE DOUBLE BEDROOM terrace boasts a substantial conservatory at the rear, and must be viewed to be appreciated.**



REF: ASW5605

**Asking Price £320,000**

**Three double bedrooms \* Open plan living/dining room \* Double glazed conservatory \* Gas central heating & double glazing \* Ground floor cloakroom  
\* Council tax band: C \* 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:**

**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 nearby. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q & Argos.

**DESCRIPTION:**

Every now and again a property comes along that is just a little bit different - this is one of those times. This three double bedroom terrace offer spacious open plan living/dining room, with a double glazed conservatory, and a kitchen incorporating the original utility room. There is a low maintenance garden at the rear, and a garage in a nearby block. Definitely one to view without delay!

**ENTRANCE PORCH:**

Double glazed entrance door, two double glazed windows to the front, ceramic floor tiling, built in understair storage cupboard, doors to the Kitchen and Living room.

**LIVING ROOM: 18' 0" x 16' 7" reducing to 14' 5" (5.48m x 5.05m)**

This room has been enlarged by the removal of the original hallway. Double glazed bow window to the front with deep display sill and fitted Venetian blind, double glazed window with Venetian blind overlooking the rear garden, and patio doors opening onto the Conservatory. Marble fireplace with electric living flame style fire, television point, two designer radiators, ceramic floor tiling throughout, part glazed door to inner hallway and further part glazed door to:

**KITCHEN: 22' 4" x 8' 10" narrowing to 4' 6" (6.80m x 2.69m)**

This kitchen incorporates the original separate Utility room. Double glazed window and door giving access onto the rear garden, high level double glazed window to the front and part glazed door returning to the entrance porch. The kitchen is fitted with a comprehensive range of medium oak fronted wall units with fitted cornice and light pelmets, base fitted units with contrasting roll edge work top surfaces, inset 1.5 bowl single drainer sink unit, large eight burner Beko cooking range with canopy style cooker hood over, plumbing for automatic washing machine and dishwasher, tiled splashbacks, two fitted spotlight clusters, radiator with decorative cover, 'Vaillant' gas fired combination boiler supplying central heating and domestic hot water.

**CONSERVATORY: 12' 9" x 9' 10" (3.88m x 2.99m)**

A substantial double glazed Conservatory having a polycarbonate roof, designer radiator, continuation of ceramic floor tiling, French doors overlooking and giving access onto the rear garden.

**INNER HALLWAY:**

Staircase rising via half landing to the first floor, door to:

**CLOAKROOM:**

Fitted with a White close coupled W.C, wall attached wash hand basin, tiled walls and extractor fan.

**FIRST FLOOR LANDING:**

Access to loft space, built in shelved storage cupboard, door to all first floor accommodation.

**BEDROOM ONE: 14' 6" x 9' 7" maximum (4.42m x 2.92m)**

Double glazed window to the front with fitted Venetian blind, panelled radiator, coved ceiling.

**BEDROOM TWO: 15' 9" x 8' 6" (4.80m x 2.59m)**

Two double glazed windows with fitted Venetian blind to the rear, single panelled radiator, coved ceiling.

**BEDROOM THREE: 9' 10" x 8' 6" (2.99m x 2.59m)**

Double glazed window to the rear with fitted Venetian blind, built in storage cupboard, panelled radiator.

**BATHROOM:**

Opaque double glazed window to the front, fitted with a white suite comprising of a panelled bath with mixer shower and roll down shower screen, vanity wash hand basin, close coupled W.C, tiled walls and floor, designer radiator, recessed low voltage spotlights.

**FRONT GARDEN:**

The front is a garden laid to a combination of coloured stones and shrub bed, with pathway to the front door, outside lighting.

**REAR GARDEN:**

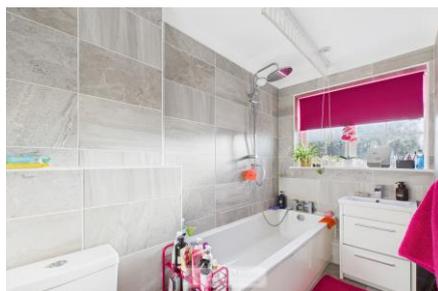
At the rear is a low maintenance garden enclosed with a combination of fencing and walling being, laid mainly to decking on two levels, with mature shrubbery and outside floodlight.

**GARAGE:**

There is a single garage situated in a nearby block.

**N.B:**

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.



The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

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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.



# Energy performance certificate (EPC)

98 Tanorth Road  
BRISTOL  
BS14 0LB

Energy rating

**D**

Valid until:

28 January 2036

Certificate  
number:

0293-0200-0306-7111-0400

Property type

Mid-terrace house

Total floor area

87 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>		77 C
55-68	<b>D</b>	65 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		