

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**759 Wells Road
Whitchurch
Bristol BS14 0PB**

A charming THREE BEDROOM COTTAGE, offering quality accommodation over three floors, with a delightful garden and garage at the rear.



REF: ASW5588

Offers in the Region Of £400,000

Three bedroom cottage * Extended ground floor accommodation * Charming features * Gas central heating & double glazing * Garage & parking at the rear * Attractive rear garden * 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 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, Library, local shops and an Asda Superstore. Whitchurch is served by many Primary Schools and Comprehensives are nearby. Imperial Park retail centre at Hartcliffe Way provides a wide range of larger stores which include B&Q, and Argos. South Bristol Sports Centre at West Town Lane provides a good range of facilities, which include all weather football/hockey pitches, rugby pitches, bowling green and gym.

DESCRIPTION:

This charming stone built end of terrace cottage offers three bedroom accommodation that is more spacious the outer facade suggests. Offering the perfect blend of modern refinements and character charm, this is a property that simply must be viewed internally to be appreciated. Call the sole selling agent to arrange your accompanied viewing without delay!

ENTRANCE PORCH:

Opaque double glazed composite glazed door, double glazed window to the side, tiled floor, part glazed stable door to:

LIVING ROOM: 21' 10" x 16' 4" narrowing to 13' 3" (6.65m x 4.97m)

A large open plan living area having a leaded double glazed tilt and turn window to the front, feature open fireplace with decorative timber surround and stone hearth, one double panelled radiator and one single panelled radiator, television point, recessed low voltage spot lights, wooden flooring, under stair storage cupboard, part exposed natural stone walls, glazed door to:

KITCHEN/DINING ROOM: 18' 11" x 17' 2" (3.93m x 3.71m)

Double glazed French doors with side panels overlooking and giving access to the rear garden. The dining area having part vaulted ceiling, staircase rising to the first floor. The kitchen area has an opaque double glazed window to the rear. Fitted with a range of cream fronted Shaker style wall and base units with contrasting roll edge worktop surfaces ,breakfast peninsular with cupboards to the rear, inset stainless steel single drainer sink unit, tiled surrounds, built in Zanussi single oven, four burner gas hob with cooker hood over, tiled floor, Worcester gas fired combination boiler supplying central heating and domestic hot water, two double glazed Velux windows, recessed low voltage spotlights.

FIRST FLOOR LANDING:

Double panelled radiator, doors to bedrooms two, three and bathroom, staircase rising to the second floor.

BEDROOM TWO: 11' 11" x 9' 0" (3.63m x 2.74m)

Leaded double glazed tilt and turn window to the front, single panelled radiator.

BEDROOM THREE: 9' 11" x 9' 6" (3.02m x 2.89m)

Double glazed tilt and turn window to the rear, single panelled radiator, laminated timber flooring.

BATHROOM: 8' 5" x 6' 9" (2.56m x 2.06m)

A larger than average bathroom having an opaque double glazed tilt and turn window to the front, fitted with a white suite comprising of a panelled bath, pedestal wash hand basin, close coupled W.C, separate shower cubicle with mixer shower, tiled surrounds, laminated timber flooring.

SECOND FLOOR LANDING:

Doors to master bedroom and cloakroom.

CLOAKROOM:

Double glazed Velux window to the front, fitted with a white close coupled W.C, wall attached wash hand basin, laminated flooring.

MASTER BEDROOM: 13' 0" x 11' 0" plus dormer recess (3.96m x 3.35m)

Leaded dormer double glazed window to the front, double glazed Velux window to the rear, built-in wardrobes and storage cupboards, double panelled radiator, vaulted ceiling.

FRONT GARDEN:

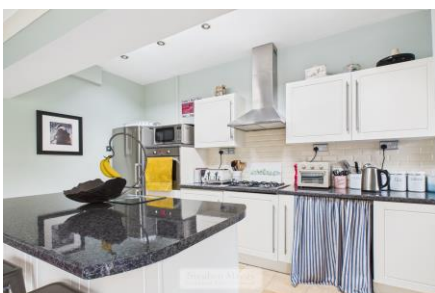
At the front the garden is laid to coloured stones with shrubbery, outside light and a pathway at the side which gives access to the:

REAR GARDEN:

At the rear is an attractive good size garden being enclosed with lapwood fencing, having a cobble stone patio immediately adjacent to the house with outside lighting, beyond which is the main area of garden which is laid primarily to lawn with side flower and shrub bed, then a natural stone wall and archway giving access to a further area. This is laid to coloured stones, has a timber summer house and a gate giving access to off road parking space, beside which is a garage having a metal up and over door with power and light connected, and a side personal door.

N.B:

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





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 or reception@stephenmaggs.co.uk before any offer is put forward.

		Stephen Maggs Residential Sales & Lettings Approximate total area⁽¹⁾ 891 ft² 82.6 m² Reduced headroom 32 ft² 3 m² (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
		
		

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)

759 Wells Road
BRISTOL
BS14 0PB

Energy rating

D

Valid until:

13 October 2035

Certificate
number:

9902-0200-0105-6413-0100

Property type

End-terrace house

Total floor area

113 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

