

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

**19 Maes Knoll Drive
Whitchurch
Bristol BS14 0FF**

Situated on the sought after 'Horse World' development, this 'Bellway Homes' built family home offers FOUR DOUBLE BEDROOMS & THREE BATHROOMS, with accommodation arranged over three storeys.



REF: ASW5647

Offers in Excess of £500,000

Modern detached town house * Four double bedrooms * Two ensuites & family bathroom * BOSCH Appliances * Private landscaped garden * Garage & driveway for three vehicles * Council Tax Band: E * EPC Rating: B * Tenure: Freehold

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

DESCRIPTION:

This 'Bellway Homes' built four bedroom detached is situated on the sought after Horse World development, and offers four double bedrooms, and three bathrooms over three floors. Add to this a large rear garden, garage and parking for three, and you have a property that comes with our highest recommendation.

SITUATION:

The property is situated in **WHITCHURCH VILLAGE** which is located on the southern outskirts 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.

ENTRANCE HALLWAY:

Entrance door with opaque glass, single panelled radiator, storage cupboard, doors to:

CLOAKROOM: 3' 0" x 6' 4" (0.91m x 1.93m)

White toilet cistern, white wash hand basin with single panelled radiator.

KITCHEN/DINING ROOM: 16' 4" x 10' 4" (4.97m x 3.15m)

Cream hi-gloss wall and base units, double glazed window to the side, double glazed French doors and two double glazed windows to the front, double panelled radiator, built in Bosch oven, four ring gas hob with cooker hood over, integrated dishwasher, integrated washing machine, space for fridge/freezer, Ideal gas boiler.

SITTING ROOM: 10' 1" x 16' 3" (3.07m x 4.95m)

Two uPVC double glazed windows to the front, one double glazed window to the side, two double panelled radiators.

FIRST FLOOR LANDING:

Double door storage cupboard housing water cylinder, doors to all first floor accommodation.

FAMILY BATHROOM: 6' 3" x 6' 7" (1.90m x 2.01m)

uPVC double glazed window to the side, fitted with a white suite comprising of a panelled bath, pedestal wash hand basin, low W.C, double panelled radiator.

BEDROOM TWO: 10' 3" x 10' 6" (3.12m x 3.20m)

Two double glazed windows to the front, double panelled radiator, double glazed window to the side.

MASTER BEDROOM: 12' 0" x 10' 4" (3.65m x 3.15m)

Two double glazed windows to the front, double glazed window to the side, radiator, door to:

EN-SUITE: 4' 10" x 7' 0" (1.47m x 2.13m)

Walk in shower with mixer shower, low level W.C, wash hand basin, single panelled radiator, double glazed window to the side.

SECOND FLOOR LANDING:

Double glazed window to the front, door to:

BEDROOM THREE: 10' 0" x 11' 10" (3.05m x 3.60m)

Velux window, double glazed window to the side, double panelled radiator.

JACK AND JILL EN-SUITE: 5' 0" x 7' 1" (1.52m x 2.16m)

Single panelled radiator, shower cubicle with mixer shower, white low level W.C, wash hand basin.

BEDROOM FOUR: 11' 10" x 11' 7" (3.60m x 3.53m)

Velux window, double glazed window to the side, door to Jack and Jill En-suite previously mentioned.

OUTSIDE:

To the front of the property there is a pathway leading to the front door with bushes to the borders.

GARDEN:

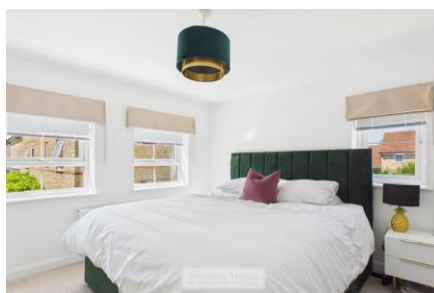
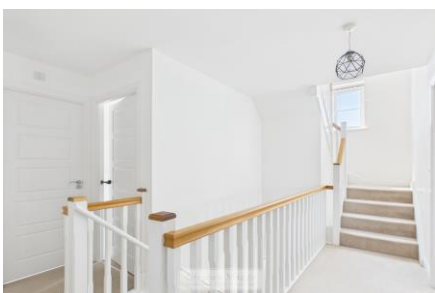
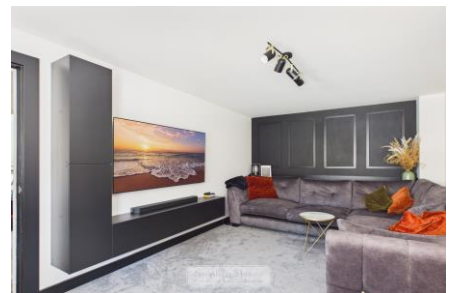
The garden is accessed through patio doors from the kitchen/diner with patio area adjacent to the house, path leading to the rear of the garden with a further patio area with the rest laid to artificial lawn. Side access to driveway & garage.

N.B:

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

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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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 or louise@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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If your offer is accepted, we will not formally prepare sales letters until the AML checks have been completed.



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)

19, Maes Knoll Drive
Whitchurch
BRISTOL
BS14 0FF

Energy rating

B

Valid until: 8 July 2028

Certificate number: 0955-3891-7734-9008-0925

Property type Detached house

Total floor area 122 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 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

