

# Stephen Maggs

Residential Sales & Lettings

*Valuations based on experience!*

## **8 Staunton Fields Whitchurch Village Bristol BS14 0QD**

**Stephen Maggs Estate Agents Offer For Sale This Beautifully Presented Three Bedroom Detached, Situated Within This Popular Village Development.**



REF: ASW5073

**Asking Price £325,000**

**Entrance Vestibule With Cloakroom \* Living Room \* Dining Room \* Double Glazed Conservatory \* Refitted Kitchen \* Three Bedrooms \* Bathroom (Fitted With Shower) \* Gas Central Heating & Double Glazing \* Garage & Parking South Facing Rear Garden**

Viewing: By appointment with Stephen Maggs Estate Agents  
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**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.

**DESCRIPTION:**

Situated on the popular Staunton Fields development, this three bedroom detached has been the subject of refurbishment in recent years to now offer a quality home that requires nothing less than an immediate internal viewing to be appreciated. Call today to arrange yours!

**ENTRANCE:**

Via a Upvc double glazed entrance door into:

**ENTRANCE VESTIBULE:**

Laminated flooring, built - in storage cupboard, door to living room and door to:

**CLOAKROOM:**

Opaque double glazed window to the front with fitted Venetian blind, fitted with a white close coupled W.C, wall attached wash hand basin, laminated flooring, single panelled radiator.

**LIVING ROOM: 13' 4" into bay x 12' 5" (4.06m x 3.78m)**

Box bay window to the front with leaded double glazed windows and fitted Venetian blind, feature marble fireplace with gas Living Flame fire, television point, coved and textured ceiling, staircase rising to the first floor, laminated timber flooring, square opening to:

**DINING ROOM: 9' 6" x 8' 6" (2.89m x 2.59m)**

Continuation of laminate flooring from the living room, single panelled radiator, opening to:

**CONSERVATORY: 14' 10" x 9' 0" (4.52m x 2.74m)**

A large, bright conservatory having laminated timber flooring, self cleaning glass roof, designer radiator, large sliding patio door giving access to the garden, further opening to:

**KITCHEN: 9' 10" x 6' 10" (2.99m x 2.08m)**

The kitchen has been refitted with a range of white high gloss wall units with light pelmets with work surface lighting, base fitted units with contrasting worktop surfaces, inset single bowl sink unit, integrated single oven, four ring electric glass hob with cooker hood over, integrated fridge, freezer and dishwasher. Cupboard concealing a Worcester gas fired combination boiler supplying central heating and domestic hot water, tiled splashback, fitted spotlight rail, continuation of laminated flooring from the conservatory.

**FIRST FLOOR LANDING:**

Double glazed window to the side with fitted Venetian blind, access to loft space with retractable ladder, light built in storage cupboard, doors to first floor accommodation.

**BEDROOM ONE: 10' 10" to wardrobes x 8' 9" (3.30m x 2.66m)**

Double glazed window to the front with fitted Venetian blind, wall to wall fitted mirror fronted wardrobes, single panelled radiator, television point.

**BEDROOM TWO: 10' 9" x 8' 10" (3.27m x 2.69m)**

Double glazed window to the rear, single panelled radiator, dado rail, laminated timber flooring.

**BEDROOM THREE: 7' 5" x 6' 11" (2.26m x 2.11m)**

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

**BATHROOM:**

Opaque double glazed window to the rear. The bathroom has been refitted with a corner shower cubicle with mixer shower, pedestal wash hand basin, close coupled W.C, tiled walls and floor, towel rail, recessed low voltage ceiling spotlights.

**FRONT GARDEN:**

At the front this garden that at present has a section of lawn beside, which has a stone driveway leading to the garage. The driveway is in the process of being redressed with decorative stone.

**GARAGE:**

There is a single garage attached at the side having an up and over door, with power and light connected, plumbing for automatic washing machine, rear personal door.

**REAR GARDEN:**

At the rear is a garden enjoying a sunny Southerly aspect, having an area of patio immediately adjacent to the conservatory, beyond which is a garden of lawn enclosed with lapwood fencing, mature shrubbery and a corner area of raised decking.

**EPC:**

The EPC for this property was prepared before the installation of a more efficient boiler.

**N.B:**

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





### 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



8, Staunton Fields, BRISTOL, BS14 0QD

**Dwelling type:** Detached house

**Date of assessment:** 16 September 2013

**Date of certificate:** 16 September 2013

**Reference number:** 9068-1089-7201-1837-8914

**Type of assessment:** RdSAP, existing dwelling

**Total floor area:** 83 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:**

**£ 2,100**

**Over 3 years you could save**

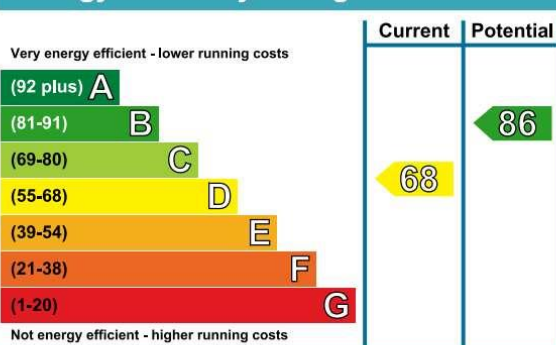
**£ 516**

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 147 over 3 years	
Heating	£ 1,407 over 3 years	£ 1,194 over 3 years	
Hot Water	£ 402 over 3 years	£ 243 over 3 years	
<b>Totals</b>	<b>£ 2,100</b>	<b>£ 1,584</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 135
2 Low energy lighting for all fixed outlets	£50	£ 126
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 90

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.