

# annejames

Experts in property since 1991



**£350,000**

**20 Talbot Avenue Kingswood Bristol BS15 1HD**

- \*WELL PRESENTED ACCOMMODATION\***
- \*OPEN CONCEPT LOUNGE/DINING ROOM\***
- \*MODERN SHOWER ROOM\***
- \*ATTRACTIVE SOUTH FACING REAR GARDEN\***
- \*GAS CENTRAL HEATING (3 YEAR OLD BOILER)\***
- \*PRIOR PLANNING APPROVAL FOR GROUND FLOOR EXTENSION  
22/02210/HX\***



**Zoopa**.co.uk



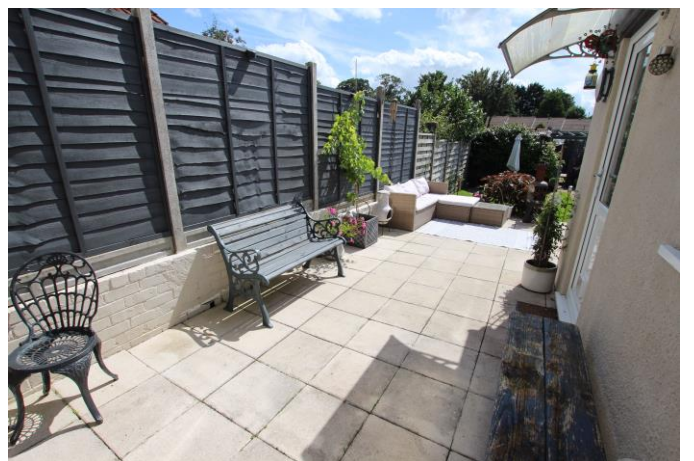
PrimeLocation.com

**89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF**

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**[www.annejames.co.uk](http://www.annejames.co.uk)**





The accommodation comprises more fully as follows: - (all measurements are approximate)

### **Entrance**

The entrance to the property is through a Upvc double glazed door to the hallway.

### **Entrance hallway**

Staircase to the first floor, exposed and stained floorboards, utility cupboard housing electricity fuse box, radiator, coving, opening into the open concept lounge/dining room.

### **Dining room** 16' 11" x 11' 7" (5.15m x 3.52m)

Upvc double glazed French Doors to the rear, exposed and stained floor boards, radiator, under stair storage cupboard, opening into the lounge , door into the kitchen.

### **Lounge** 15' 3" x 10' 10" (4.65m x 3.30m) into the bay window

Upvc double glazed window to the front, feature open fire recess with wooden mantle, stripped and stained floor boards, coving, wall lights, double radiator, TV and telephone points.

### **Kitchen** 14' 1" x 6' 4" (4.29m x 1.92m)

Upvc double glazed window to the rear and side, Upvc double glazed door to the side, range of wall and base units with rolled edge work surfaces, tiled splashbacks, 1.5 bowl stainless steel sink unit with mixer tap, space for a washing machine , space for a tumble dryer, space for a dishwasher, space for a fridge/freezer, electric hob with filter hood over, double oven, wall mounted 'Vaillant' combination boiler (approx 3 years old)

### **First Floor Landing**

Access to a part boarded loft space with ladder and light, doors into the bedrooms and sliding door into the shower room, coving.

### **Bedroom One** 14' 4" x 7' 7" (4.37m x 2.32m) to the wardrobes

Upvc double glazed window to the front, double radiator, range of wardrobes with sliding mirror doors, coving.

### **Bedroom Two** 9' 9" x 9' 3" (2.97m x 2.82m)

Upvc double glazed window to the rear, radiator, telephone, coving.

### **Bedroom Three** 10' 11" x 6' 1" (3.33m x 1.86m)

Upvc double glazed window to the front, double radiator, coving.

### **Shower Room** 5' 11" x 5' 7" (1.80m x 1.69m)

Upvc double glazed window to the rear, modern white suite with a corner shower cubicle with mains shower, vanity unit with low level WC with concealed cistern, wash hand basin with storage, inset spot lights, tiled floor, tiled splash backs, heated towel rail.

### **Garage**

Up and over door.

### **Front Garden**

There is off street parking to the front of the property for two cars.

### **Rear Garden**

The rear garden is of a generous size with a southerly aspect, it is mainly laid to lawn with a lower and raised patio areas and mature flower and shrub borders. There is an outside tap and electricity supply and security lighting. There is gated access to the rear lane which provides access to the garage and additional parking spaces.

### **Tenure** Freehold



**Local Authority**  
Bristol City Council

**Council Tax Band**  
B

### PRIOR PLANNING APPROVAL FOR REAR EXTENSION 22/02210/HX

Notification of Prior Approval for the erection of a single storey rear extension that would exceed beyond the rear wall of the original house by 4.69 metres, have a maximum height of 3.99 and have eaves that are 2.69 metres high. Prior Approval NOT REQUIRED REF 22/02210/HX

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

11/08/2023, 19:41 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

20 Talbot Avenue BRISTOL BS15 1HD	Energy rating <b>D</b>	Valid until: 11 August 2031 Certificate number: 2070-7008-9090-5003-2095
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Property type: Mid-terrace house  
Total floor area: 88 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 current 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+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/2070-7008-9090-5003-2095?print=true> 1/4

