

# annejames

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Sales lettings & property management



**Offers in Excess of £475,000**

**40 Shellards Road Longwell Green Bristol BS30 9DU**

- \*THREE GENEROUS BEDROOMS\***
- \*STUNNING LIGHT AND AIRY KITCHEN \*\* THREE GENEROUS RECEPTIONS \*\*\***
- \*GROUND FLOOR SHOWER ROOM\***
- \*IMPRESSIVE BATHROOM WITH SEPARATE SHOWER CUBICLE\***
- \*LOUNGE/DINING ROOM AND FURTHER RECEPTION(possible further bedroom)\***
- \*GAS CENTRAL HEATING \***
- \*A GENEROUS GARDEN\***
- \*OFF STREET PARKING\* VIEWING HIGHLY RECOMMENDED \***



**Zoopa.co.uk**



**PrimeLocation.com**

**89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF**  
**Tel: 0117 9328611 [www.anejames.co.uk](http://www.anejames.co.uk)**



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

**Entrance** 13' 5" x 10' 8" (4.09m x 3.25m)

Canopied entrance porch, composite door to the entrance hallway.

**Reception Hallway**

Staircase to the first floor, under stair storage cupboard, dado rail, double radiator, coving, telephone point, 'Karndean' flooring.

**Reception Three / Bedroom** 13' 9" x 13' 5" (4.19m x 4.09m)

Upvc double glazed window to the front with a deep window sill, feature fireplace with electric fire, TV aerial point, coving, verticle radiator, telephone point, 'Karndean' flooring.

**Lounge** 13' 4" x 14' 5" (4.06m x 4.39m)

Upvc double glazed French doors with glazed side panels to the rear, inset spotlights, coving, feature panel wall, wall lights, TV aerial point, 'Karndean' flooring, double radiator, square opening into the dining room.

**Dining Room** 13' 11" x 11' 6" (4.24m x 3.50m)

Feature fireplace, coving, inset spot lights, 'Karndean' flooring, verticle radiator, opening into the kitchen, door into the shower room.

**Kitchen** 19' 10" x 12' 11" (6.04m x 3.93m) narrowing to 2.12

Two Upvc double glazed windows to the side, three Velux windows, Upvc double glazed French doors with glazed side panels to the rear, space for fridge ( included in sale), space for freezer ( included in sale), seven ring range cooker with filter hood over, range of hi - gloss wall and base units with square edge worktops, stainless steel one and half bowl sink unit with mixer taps tiled splash backs, breakfast bar, under floor heating, tiled floor, door into the utility cupboard.

**Utility Cupboard** 5' 4" x 2' 11" (1.62m x 0.89m)

Plumbing for an automatic washing machine, light, Karndean flooring, under floor heating.

**Shower Room** 6' 5" x 5' 4" (1.95m x 1.62m)

Velux window, double shower cubicle with mains shower, vanity wash hand basin, low level WC, underfloor heating, tiled walls.

**First Floor Landing**

Access to the loft hatch, large cupboard housing a combination boiler.

**Bedroom One** 14' 0" x 11' 5" (4.26m x 3.48m) max.

Upvc double glazed window to the front, fitted wardrobes, coving, TV aerial point, radiator.

**Bedroom Two** 14' 0" x 11' 6" (4.26m x 3.50m)

Upvc double glazed window to the rear, coving, fitted wardrobes, TV aerial point, double radiator.

**Bedroom Three** 13' 9" x 10' 1" (4.19m x 3.07m)

Upvc double glazed window to the rear, coving, radiator, TV and telephone point

**Family Bathroom** 13' 8" x 7' 8" (4.16m x 2.34m)

Upvc double glazed obscure window to the front, contemporary white suite comprising of double ended roll top bath with mixer tap over, low level WC, shower cubicle, pedestal wash hand basin, heated towel rail, fully tiled walls, verticle radiator inset ceiling spotlights.

**Front Garden**

The front garden has been laid to shingle and provides off street parking for several vehicles. There is gated access to the side of the property providing access to the rear garden.

**Rear Garden**

The rear garden is of a generous size which is mainly laid to lawn with a patio, fishpond and a vegetable garden. There are raised vegetable beds, two garden sheds, a green house and block built shed.

**Tenure**

Freehold

**Local Authority**

South Gloucestershire

**Council Tax Band**

E

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. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

09/05/2023, 15:27 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

### Energy performance certificate (EPC)

40, Shellards Road Longwell Green BRISTOL BS30 9DU	Energy rating <b>D</b>	Valid until: <b>24 November 2025</b>  Certificate number: <b>8495-8459-9929-4626-9953</b>
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Property type: End-terrace house

Total floor area: 163 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>).

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#### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

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

https://find-energy-certificate.service.gov.uk/energy-certificate/8495-8459-9929-4626-9953?print=true 1/5

