



172 STURMINSTER RD  
STOCKWOOD  
BRISTOL  
BS14 8AR  
£270,000



GREGORYS  
ESTATE AGENTS



**A traditional, semi detached home, which has been lovely cared for by the current owners for over 50 years. This three bedroom property sits within a sizeable plot, with the large rear garden enjoying a sunny, westerly orientation which is private in nature. A lovely open aspect can also be enjoyed to the front aspect with elevated views of the surrounding woodland.**

**Internally the home provides superb potential with numerous outbuildings to the side aspect, perfect to incorporate as part of the main property, subject of course to the standard planning permissions. Currently the property comprises an entrance hallway, a lounge overlooking the front aspect and a full width kitchen / diner overlooking the rear garden. Appointed to the first floor, three bedrooms, two of which are impressive doubles and a good sized single bedroom. The bathroom has been recently upgraded to a shower room, although proportions allow for a bath to be re-instated if needed. The property is double glazed and gas central heated via a gas combination boiler. Currently the property benefits three stone built outbuildings, two of which are currently utilised for storage and a third as a cloakroom.**

**Positioned in a convenient location allowing easy access into the city of Bristol, this family home allows for an easy commute to the city, yet also allows for a short drive to the open countryside.**

**With the vendor suited with an onward purchase already lined up, and with the property priced to sell, a genuine and efficient sale benefits any buyer.**









# Energy performance certificate (EPC)

172 Sturminster Road BRISTOL BS14 8AR	Energy rating <b>D</b>	Valid until: 5 March 2034
		Certificate number: 0370-2466-3370-2604-2541

Property type	Semi-detached house
Total floor area	85 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 C.

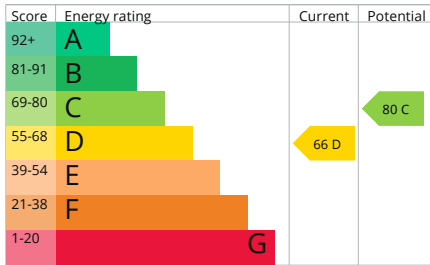
[See how to improve this property's energy efficiency.](#)

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:

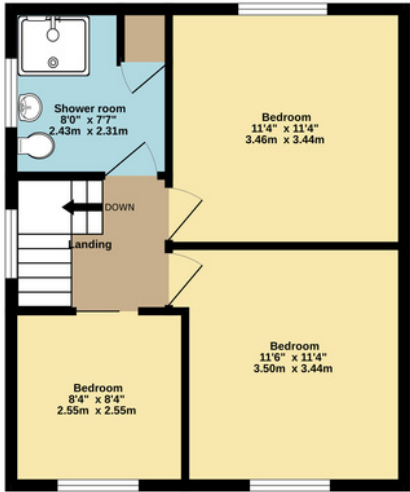
the average energy rating is D  
the average energy score is 60



Ground Floor  
578 sq.ft. (53.7 sq.m.) approx.



1st Floor  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1008 sq.ft. (93.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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