

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Fair Haven 33 Tynning Road Salford Bristol BS31 3HL



£435,000

A well situated bay fronted detached bungalow offering versatile accommodation in a highly sought after residential location within walking distance of village amenities and Salford Golf Club.

* Ready to move into but with scope for updating * porch * entrance hall * sitting room * dining room * kitchen * 3 bedrooms * bathroom * ample driveway parking * good size garage * mature gardens to front & rear * available with no upward sales chain *



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Fair Haven 33 Tynning Road Saltford Bristol BS31 3HL

The property comprises an attractive detached bungalow originally built in the 1950's by Messrs L A Smith. The property has been well maintained and is ready to move into albeit it is likely that a purchaser will carry out updating and improvement works to suit their own requirements. The accommodation offers a good degree of versatility with a central hallway with doors leading off to the principal rooms which include a sitting room with bay window overlooking the front of the property, good size dining room from which the kitchen is approached, three bedrooms and a bathroom. There is a large unexploited loft space and in similar properties in the area this has been converted to provide additional accommodation (subject to necessary planning and building regulation consents). On the outside the bungalow has mature gardens to front and rear with a block paved driveway providing ample off street parking and the approach to a good size garage with tool shed to the rear.

Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and excellent local schools both the village primary school and Wellsway at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

In fuller detail the accommodation comprises (all measurements are approximate):

ENTRANCE PORCH: uPVC double glazed doors to front and uPVC double glazed window to side aspect, multi pane internal door and screen to

HALLWAY: Radiator, access to roof space, cloaks cupboard with electrics, separate cupboard with Vaillant fired combination boiler.

SITTING ROOM: 4.16m (13' 7") into bay x 3.90m (12' 9") uPVC double glazed bay window to front aspect and uPVC double glazed window to side aspect. Marble fireplace with living flame gas fire. Radiator.

DINING ROOM: 4.07m x 3.48m (13' 4" x 11' 5") uPVC double glazed window overlooking the rear garden, radiator. Wall mounted gas fire.

KITCHEN: 3.0m x 2.40m (9' 10" x 7' 10") uPVC double glazed window to side aspect and uPVC double glazed door to outside. Fitted wall and floor units with rolled edged work surfaces and tiled surrounds, inset stainless steel single drainer sink unit with mixer tap. Plumbing for automatic washing machine. Radiator.

BEDROOM ONE: 4.16m (13' 7") into bay x 3.80m (12' 5") uPVC double glazed bay window to front aspect, radiator. Range of fitted furniture including wardrobes, bedside cabinets, top boxes, dressing table and drawer storage (all included in measurements).

BEDROOM TWO: 3.49m x 3.18m (11' 5" x 10' 5") uPVC double glazed window to rear aspect overlooking the garden, radiator. Wash hand basin. Built in wardrobe and dressing table (included in measurements).

BEDROOM THREE: 3.0m x 2.09m (9' 10" x 6' 10") uPVC double glazed window to side aspect, radiator. Built in wardrobe and cupboard (included in measurements).

BATHROOM: 2.21m x 2.16m (7' 3" x 7' 1") uPVC double obscure glazed windows to side aspect. Fully tiled walls. Suite comprising wc, pedestal wash hand basin, bath with shower attachment above and separate shower enclosure with electric independent shower. Shaver point. Radiator.

OUTSIDE

To the front of the property there is a dwarf boundary wall to Tynning Road with a good size lawned garden. There is access to both sides of the bungalow and a block paved driveway provides off street parking for a number of vehicles and the approach to the


GOOD SIZE GARAGE: 5.97m x 3.17m (19' 7" x 10' 4") Up and over entrance door with electric remote controlled opener, power and light connected and personal door to side. Attached at the rear of the garage is a **TOOL SHED** (which is included within the measurements).

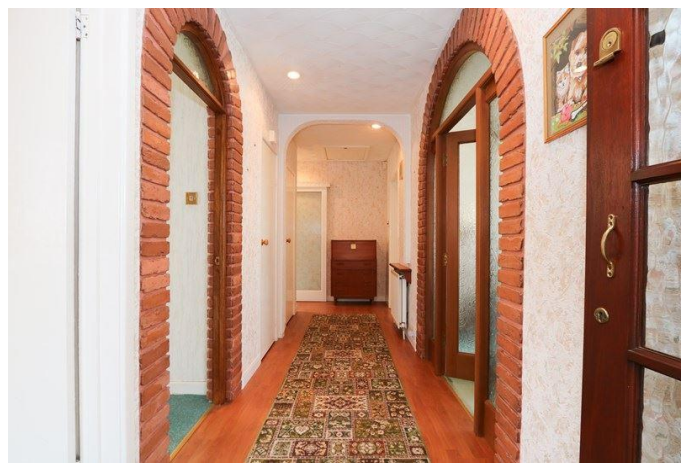
The **LEVEL ENCLOSED REAR GARDEN** is some 16m (52') deep with a maximum width of 11m (36') and is laid to lawn with flower and shrub borders and a raised patio with a timber summerhouse and aluminium framed greenhouse.

DIRECTIONS: From our office in Bath Road Saltford proceed on the A4 in the direction of Bath taking the first turning right into Tynning Road. The property will be found on the left hand side recognised by the for sale board.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY:
01225 400400

REF UWR1096

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





TOTAL APPROX. FLOOR AREA 89.1 SQ.M. (959 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.