

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road Saltford Bristol BS31 3BA Tel: 01225 400400 Fax: 01225 400401
e-mail: saltford@daviesandway.com

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OIEO £350,000

An individual brick built bay fronted detached bungalow in need of modernisation and refurbishment standing on a good size plot adjacent to the village centre with easy access to all amenities.

* Huge potential * double glazing & gas fired central heating * entrance hall * sitting room * dining room * kitchen * 3 bedrooms * bathroom * driveway with ample parking * detached single garage * good size garden * available with no upward sales chain *



www.daviesandway.com

487 Bath Road Saltford Bristol BS31 3BA

This 1920's bay fronted detached bungalow enjoys a particularly convenient position on the Bath Road adjacent to the village centre with its range of shops and amenities and excellent transport links to Bristol and Bath.

Internally the accommodation requires modernisation and refurbishment and there is potential to extend, subject to necessary consents, to create a superb home suitable either for a family or for those looking to downsize.

The garden plot is of a good size to both the front and the rear further adding to the potential.

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):

OPEN PORCH/VERANDAH: Door to

HALLWAY: Double glazed window, radiator.

SITTING ROOM: 4.49m (14' 8") into bay x 3.49m (11' 5") Bay window to front aspect, fireplace with gas fire, corniced ceiling, radiator.

DINING ROOM: 3.88m x 2.62m (12' 8" x 8' 7") Double glazed window to side aspect, radiator. Fireplace recess with floor mounted gas fired boiler. Door to

KITCHEN: 3.71m x 2.44m (12' 2" x 8') Double glazed windows to side and rear aspects. Door to outside. Stainless steel double drainer sink unit, fitted wall and floor units, radiator.

BEDROOM: 3.74m x 3.74m (12' 3" x 12' 3") Double glazed window to front aspect, radiator, corniced ceiling.

BEDROOM: 3.86m x 3.0m (12' 7" x 9' 10") Double glazed window to rear aspect, radiator, airing cupboard with hot water cylinder.

BEDROOM: 3.13m x 2.71m (10' 3" x 8' 10") Double glazed window to rear aspect, access to roof space.

BATHROOM: Double glazed window to side aspect. Suite of bath, low level wc and pedestal wash hand basin. Radiator.

OUTSIDE

To the **FRONT** of the property there is a walled boundary to Bath Road with the garden laid to lawn with a pedestrian pathway leading to the front door. On the eastern side of the property there is vehicular access approached through double gates leading to a driveway providing ample off street parking and the approach to a sectional concrete **SINGLE GARAGE**.

The **REAR GARDEN** is of good size with maximum measurements of 17m x 14m (55' x 45') laid to lawn with trees and shrubs.

TENURE: We understand the property is freehold subject to a rent charge.

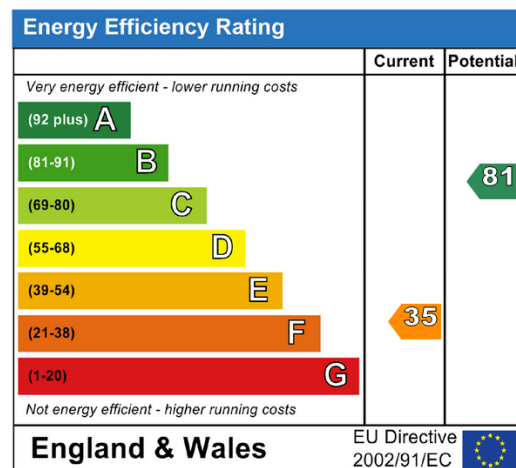
AGENTS NOTE: the property is being sold to close an estate. Whilst there is no upward sales chain at the time of writing these particulars probate has not yet been granted.

Council Tax: According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

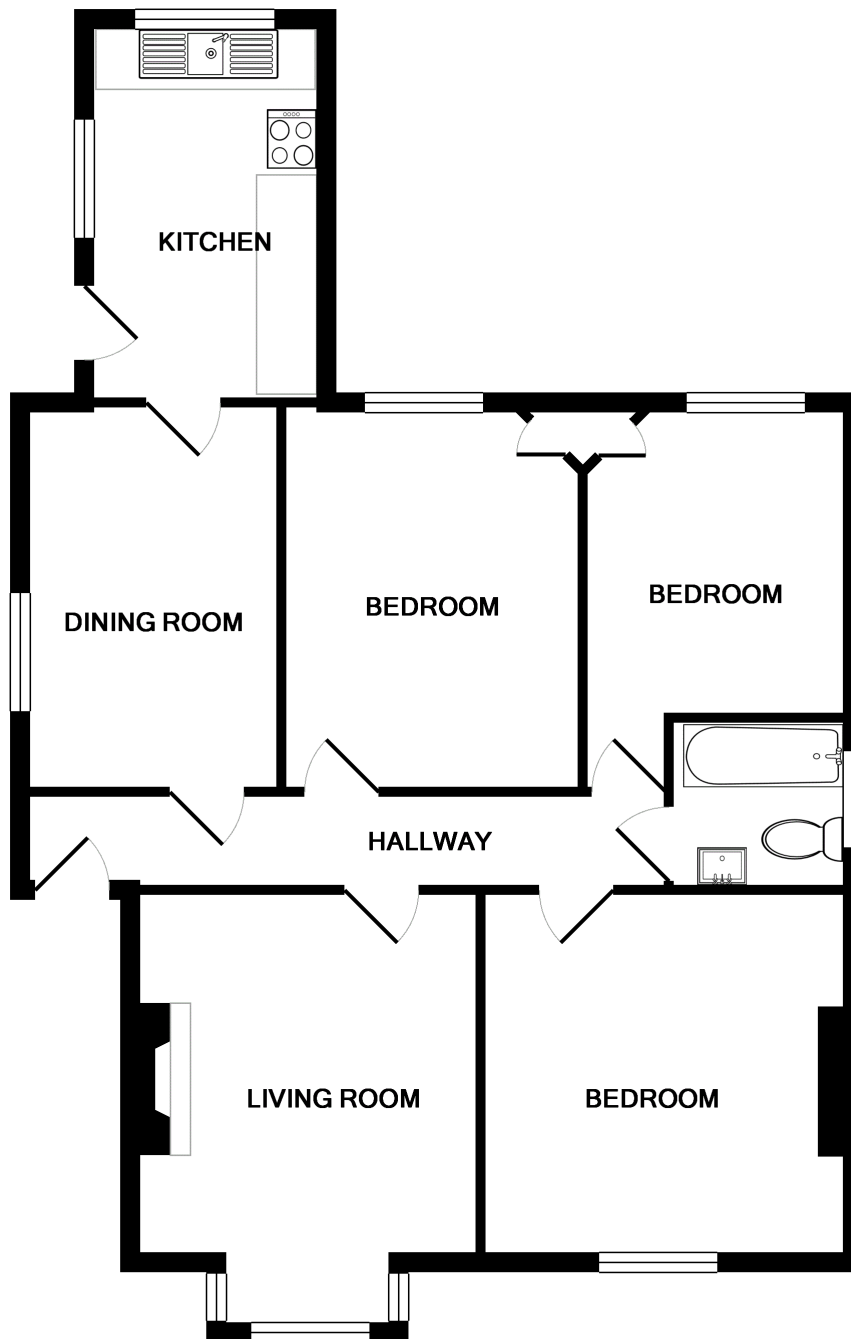
DIRECTIONS: From our office in Bath Road Saltford proceed in the direction of Bristol and the property will be found immediately on the right hand side recognised by the for sale board.

VIEWING: BY APPOINTMENT WITH DAVIES AND WAY: 01225 400400

REF UWR1127







TOTAL APPROX. FLOOR AREA 77.4 SQ.M. (833 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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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and 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. The property is offered subject to being unsold.

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.