

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

29 Claverton Road Salford Bristol BS31 3DW



£525,000

A substantial individual detached house originally dating from the 1950's set within pleasant gardens in a most convenient position close to Salford Primary School. Available with scope for modernisation and with no onward sales chain.

An ideal family home to modernise & improve * porch * entrance hall * living room * sun lounge & study * kitchen/breakfast room * downstairs cloak/wc * 3/4 bedrooms * bathroom * mature front garden * driveway providing ample off street parking * detached garage & attached store * good size southerly facing rear garden*



www.daviesandway.com

29 Claverton Road Saltford Bristol BS31 3DW

This substantial individual detached house originally dates from the 1950's and was extended on two stories to the rear during the 1970's to provide a spacious family home which has been in the current ownership for over 30 years. Whilst in clean and tidy condition it now offers the opportunity for a purchaser to stamp their own mark upon the accommodation through a programme of modernisation and refurbishment to suit their own requirements.

In brief the property on the ground floor comprises an entrance porch, hallway and downstairs cloak/wc together with a good size lounge/dining room which has been extended into a sun lounge and study together with a good size kitchen/breakfast room. On the first floor there are four bedrooms and a bathroom with the fourth bedroom being accessed via the third bedroom.

On the outside there are good size mature gardens with an enviable southerly facing rear aspect and from the rear facing first floor windows attractive views can be enjoyed across school playing fields to countryside beyond.

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):

GROUND FLOOR

ENTRANCE PORCH: Double glazed entrance door and windows to front and side. Glazed inner door and screen to

HALLWAY: Woodblock flooring, radiator, staircase rising to first floor with cupboard beneath, built in cloaks cupboard.

CLOAKROOM/WC: Window to side aspect, low level wc and wash hand basin with tiled splash back.

KITCHEN/DINING ROOM: 5.02m x 3.23m (16' 5" x 10' 7") Double glazed window to front aspect and high level window to side, door to outside, radiator. Built in larder cupboard (included in measurements). The kitchen is furnished with a range of wall and floor units with rolled edged work surfaces and tiled surrounds, inset sink unit and four ring gas hob with extractor above and eye level oven. The dishwasher, washing machine and fridge/freezer are included in the sale price. Floor mounted Ideal Mexico gas fired boiler.

LOUNGE/DINING ROOM: 6.13m x 3.66m (20' 1" x 12') Wood block flooring, double glazed window to rear aspect, two radiators, classical style fireplace with marble inset and hearth and electric fire.

SUN LOUNGE: 2.30m x 3.09m (7' 6" x 10' 1") Double glazed window to rear aspect and french doors to side. Radiator, door to

STUDY: 3.05m x 1.50m (10' x 4' 11") Double glazed window to rear aspect, radiator.

FIRST FLOOR

LANDING: Access to boarded attic with drop down aluminium ladder. Attractive leaded coloured glazed window to side aspect, airing cupboard with hot water cylinder.

BEDROOM ONE: 4.69m x 3.28m (15' 4" x 10' 9") Double glazed window overlooking rear garden, built in wardrobes (included in measurements). Radiator.

BEDROOM TWO: 4.0m x 3.25m (13' 1" x 10' 7") Double glazed window to front aspect, built in wardrobes (included in measurements), wash hand basin set in vanity unit with tiled splash back.

BEDROOM THREE: 3.64m x 2.76m (11' 11" x 9') Roof light window, radiator, door to

BEDROOM FOUR: 3.40m x 3.09m (11' 1" x 10' 1") Double glazed window overlooking the rear garden with views across school grounds and countryside beyond, radiator.

BATHROOM: Fully tiled walls. Suite of low level wc, pedestal wash hand basin and panelled bath with shower above, double glazed window to front aspect. Radiator.

OUTSIDE

To the **FRONT** of the property there is a walled boundary to Claverton Road with a driveway providing ample off street parking that continues to the side of the house where it approaches the garage. The front garden is laid to lawn with trees and flower and shrub borders.

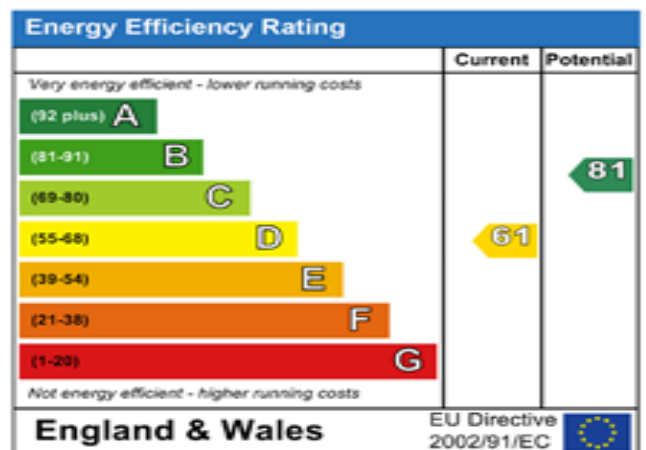
Situated towards the rear of the house is the **DETACHED GARAGE** 5.63m x 2.56m (18' 5" x 8' 4") with up and over entrance door, power and light connected. Double glazed window to side aspect and personal door. **ATTACHED SHED TO REAR** 2.50m x 2.43m (8' 2" x 8')

The **REAR GARDEN** has an enviable southerly facing aspect and overall measurements approximately 17.5m x 9m (57' x 29') The garden is level, laid to lawn with flower and shrub borders with mature Magnolia, Apple and Beech trees. There is a gate to the rear of the property which in turn leads to a recreational ground.

Council Tax: According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is F. 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 into Manor Road and take the first turning right into Claverton Road. Number 29 will be found on the left hand side recognised by the for sale board.

REF UWR1131





GROUND FLOOR
APPROX. FLOOR
AREA 77.9 SQ.M.
(829 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 61.7 SQ.M.
(664 SQ.FT.)

TOTAL APPROX. FLOOR AREA 138.7 SQ.M. (1493 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.
Made with Metropix ©2019

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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.