

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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2 Rodney Road Saltford Bristol BS31 3HP



£399,950

A beautifully presented semi detached house offering excellent family accommodation with views to Kelston Roundhill and easy access to local amenities.

* Stylishly decorated * porch * entrance hall * sitting room * dining room *
kitchen/breakfast room * downstairs cloak/wc * 4 bedrooms * master bedroom with
dressing room * large bathroom * easily managed gardens to front & rear * driveway &
integral garage * viewing essential *



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This substantial semi detached house is one of a pair of similar properties believed to date from the 1960's. The property is beautifully presented having been extensively modernised and improved by the present owners over their 20 year tenure.

On the ground floor the property is approached through an entrance porch to hallway a where the understairs area has been utilised to provide excellent pull out storage as well as a small study area. There is a good size sitting room to the front of the property with sliding pocket doors leading to the dining room which in turn has french doors leading to the rear garden. There is a good size kitchen/breakfast room as well as downstairs wc and rear porch. On the first floor there are four genuine bedrooms one of which has a dressing room. There is potential to convert the dressing room to an en suite to a shower room. The bedrooms are served by a large and very well appointed family bathroom.

On the outside there are easily managed gardens to the front and rear with the rear enjoying a good degree of privacy with a westerly facing aspect. To the front of the property is a driveway and an integral garage with electrically operated door.

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

Double glazed entrance door and side panel leading to

Tiled floor, ceiling mounted downlighters, door to garage.

HALLWAY: Inner entrance door and side panel, staircase rising to first floor with oak hand rail, newel post and spindles and useful cleverly designed storage with pull out storage cupboards. Ceiling mounted downlighters, radiator. The understairs area has a built in desk unit and shelving and is utilised as a study.

SITTING ROOM: 4.38m x 4.04m (14' 4" x 13' 3") Double glazed picture window to front aspect with views to Kelston Roundhill. Attractive ornamental fire surround with marble hearth and electric fire, sliding pocket doors to

DINING ROOM: 3.48m x 2.91m (11' 5" x 9' 6") Door to kitchen/breakfast room and double glazed french doors with matching side panel leading to rear garden. Radiator.

KITCHEN/BREAKFAST ROOM: 5.48m x 2.87m (18' x 9' 4") Double glazed window overlooking the rear aspect and door to rear porch. Spot lighting. The kitchen is furnished with an excellent range of modern wall and floor units providing drawer and cupboard storage space with rolled edged work surfaces and tiled surrounds. Circular bowl sink unit and mixer tap. Built in wine rack. Plumbing for automatic washing machine and dishwasher, built in five ring gas hob and extractor above and eye level double oven, integrated refrigerator and freezer.

REAR PORCH: Tiled floor. Extensively double glazed with door to outside and door to

CLOAK/WC: Double obscure glazed window, wall mounted Worcester gas fired combination boiler. Suite of wc and wash hand basin, radiator.

FIRST FLOOR

LANDING: Access to roof space with light provided. Shelved linen cupboard.

BEDROOM ONE: 3.94m x 3.20m (12' 11" x 10' 5") Double glazed picture window to front aspect with lovely views across the village to Kelston Roundhill, radiator.

BEDROOM TWO: 3.18m x 3.03m (10' 5" x 9' 11") Double glazed window to rear aspect, radiator.

BEDROOM THREE: 3.55m x 2.63m (11' 7" x 8' 7") Double glazed picture window to front aspect with views across the village to Kelston Roundhill. Radiator. Archway to

DRESSING ROOM: 2.61m x 2.16m (8' 6" x 7' 1") Double glazed window to rear aspect, ceiling mounted downlighters, fitted wardrobes and dressing table unit (included in measurements). Radiator.

BEDROOM FOUR: 3.46m x 1.92m (11' 4" x 6' 3") plus recess. Double glazed window to front aspect with views to Kelston Roundhill. Radiator. Built in wardrobe (included in measurements).

BATHROOM: Double obscure glazed window to rear aspect. Fully tiled walls. Very well appointed with an attractive suite in white with chrome finished fittings comprising wc with concealed cistern and wash hand basin with mixer tap set in vanity unit with cupboard beneath, bath with mixer tap and shower attachment and a large separate shower enclosure with rain head and hand held showers. Heated towel rail.

OUTSIDE

To the **FRONT** of the property there is a walled boundary to Rodney Road. A tarmac driveway provides off street parking and the approach to the

INTEGRAL GARAGE: 5.46m x 2.48m (17' 10" x 8' 1") Electrically operated entrance door, power and light connected and connecting door to front porch.

The garden to the front is laid to cerney gravel with a central Acer feature and flower and shrub borders with a hedge to the front boundary. There is a gated side access leading to

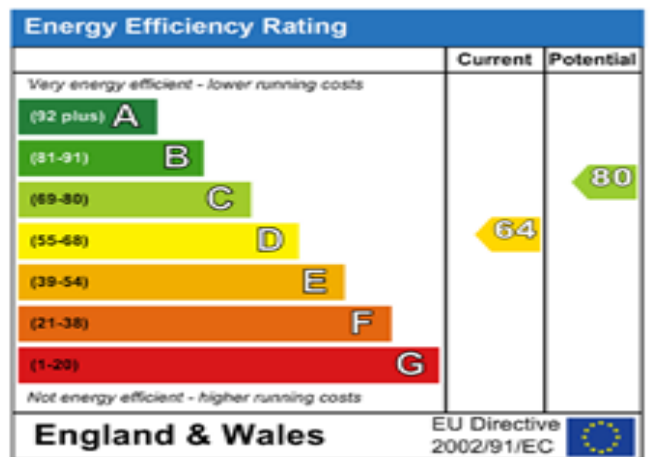
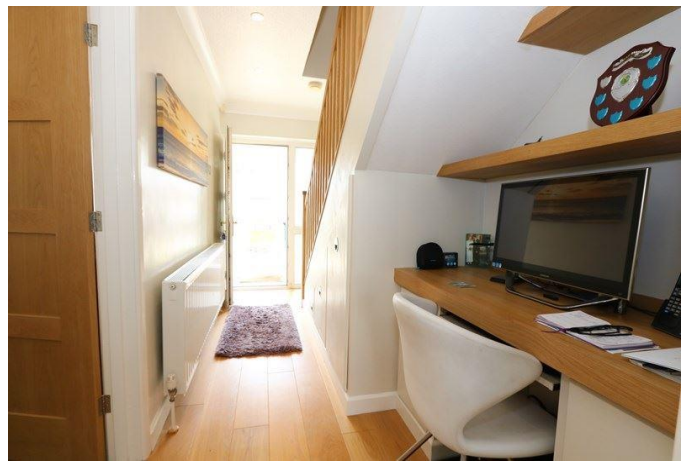
LEVEL WEST FACING REAR GARDEN 11m x 3.3m (36' x 10') An easily managed garden laid to lawn with a paved patio, wood chip beds and a brick edge border with flower and shrub beds. An outside water tap is provided.

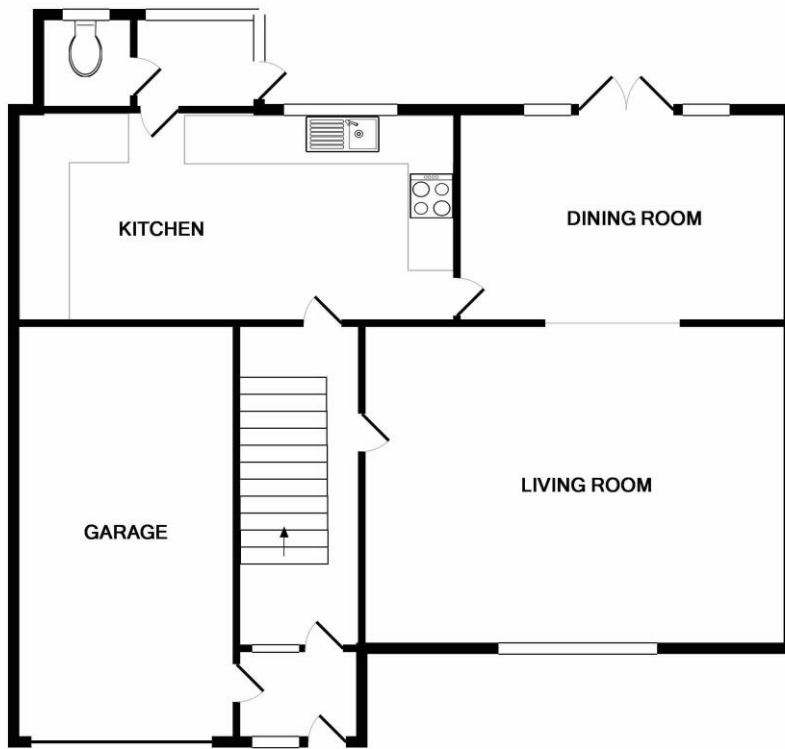
Council Tax: According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

DIRECTIONS From our office in Bath Road Saltford proceed on the A4 in the direction of Bath taking the 2nd turning right in to Rodney Road where number 2 will be found on the right hand side

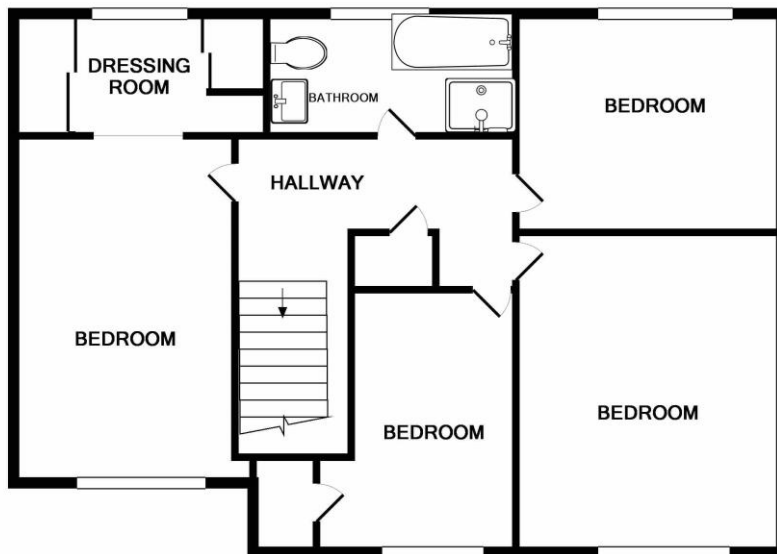
VIEWING: BY APPOINTMENT WITH DAVIES AND WAY:
01225 400400

REF UWR1159





GROUND FLOOR



1ST FLOOR

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