

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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20 Beresford Close Saltford Bristol BS31 3HU



£420,000

**VIEWING FROM WEDNESDAY 29th MAY.** An opportunity to purchase a traditional 1950's bay fronted semi detached house in a particularly favourable location within a popular cul de sac with the benefit of a westerly facing rear garden and backing onto Saltford Golf Club.

\* Well cared for with scope to update having been in the same ownership since new \* double glazing & gas fired central heating \* porch \* entrance hall \* sitting room \* dining room \* kitchen/breakfast room \* 3 bedrooms \* bathroom \* established gardens \* driveway parking \* attached garage \* workshop \*



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## 20 Beresford Close Saltford Bristol BS31 3HU

This classic 1950's double bay fronted semi detached house offers well proportioned accommodation and enjoys a prominent location in a very popular cul de sac with mature gardens which back onto Saltford Golf Club. An ideal family home with two separate reception rooms on the ground floor together with an enlarged kitchen/breakfast room while to the first floor there are three good size bedrooms and a family bathroom. The property has been in the same ownership since new and has potential for a sympathetic programme of updating and refurbishment to realise its full potential and has scope to extend further both to the rear and into the loft space as nearby properties have done and subject to obtaining necessary consents.

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 doors with window above leading to

**PORCH:** Inner door with glazed panel and matching side screen leading to

**HALLWAY:** Staircase rising to first floor, radiator, understairs storage cupboards.

**SITTING ROOM:** 4.52m (14' 9") into bay x 3.98m (13') Double glazed bay window to front aspect, radiator. Wall mounted electric fire.

**DINING ROOM:** 4.08m x 3.50m (13' 4" x 11' 5") Sliding double glazed patio door to rear garden, two radiators. Shelved unit concealing gas fired central heating boiler.

**KITCHEN/BREAKFAST ROOM:** 5.77m x 2.37m (18' 11" x 7' 9") reducing to 2.10m (6' 10") Double glazed windows to side and rear aspects and double glazed door to outside. Two radiators. Fitted wall and floor units with work surfaces over. Inset stainless steel single drainer sink unit with mixer tap. The white goods and cooker are included in the sale price.

### FIRST FLOOR

**LANDING:** Double glazed window to side aspect, radiator. Access to roof space with drop down ladder.

**BEDROOM ONE:** 4.60m (15' 1") into bay x 3.54m (11' 7") Double glazed bay window to front aspect, range of built in wardrobes (included in measurements), two radiators.

**BEDROOM TWO:** 4.12m x 3.78m (13' 6" x 12' 4") Double glazed window to rear aspect overlooking the gardens and Saltford Golf Club. Radiator, range of built in wardrobes including airing cupboard with hot water cylinder (all included in measurements).

**BEDROOM THREE:** 2.72m x 2.36m (8' 11" x 7' 8") Double glazed window to front aspect, radiator.

**BATHROOM:** Double glazed window to rear aspect. Suite of bath with mixer shower above, wc and pedestal wash hand basin, fully tiled walls, radiator.

### OUTSIDE

To the **FRONT** of the property there is a brick walled boundary to Beresford Close with a garden laid to paving slabs with cultivated surrounding borders with shrubs and flowers.


A driveway provides off street parking and the approach to the **GARAGE** 5.43m x 3.0m (17' 9" x 9' 10") with double doors to front and separate personal door. Door to rear and door to attached workshop.

**WORKSHOP:** 3.32m x 2.0m (10' 10" x 6' 6") Power and light connected. Lean to potting shed.

The **REAR GARDEN** is an attractive feature of the property some 16m (52') deep and 9.5m (31') wide and westerly facing. It is level and enclosed and backs onto the grounds of the Saltford Golf Club. The garden itself is laid to lawn with cultivated borders with shrubs and bushes and a vegetable plot with a block paved patio terrace immediately to the rear of the property.

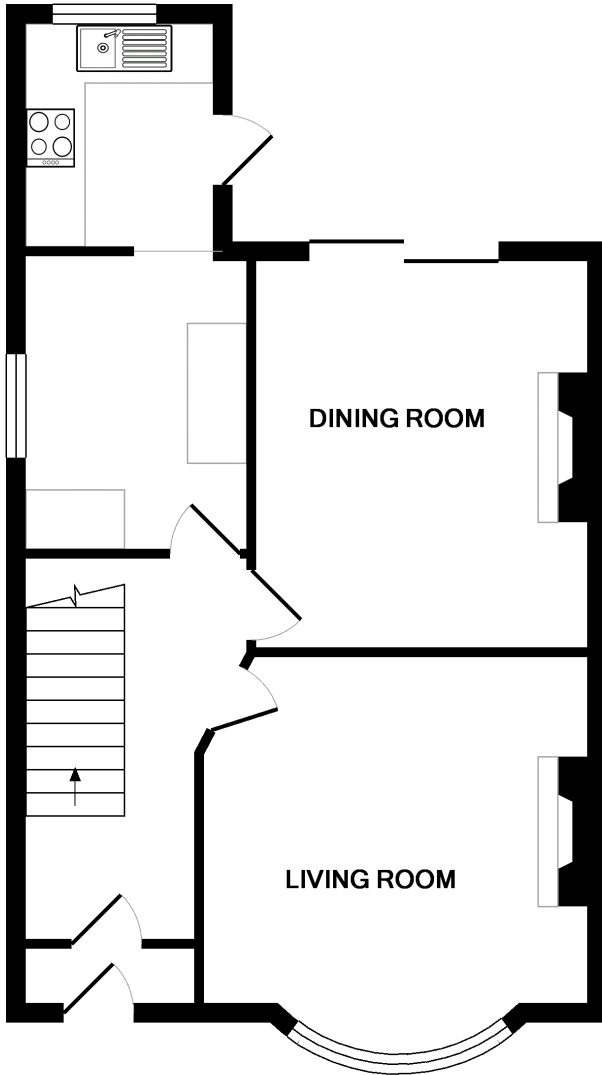
**Council Tax:** According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is D. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

**DIRECTIONS** From our office in Bath Road proceed on the A4 in the direction of Bath taking a right hand turn beyond The Crown public house into Rodney Road. At the end of Rodney Road turn right onto Uplands Road and then first left into Beresford Close. The property will be found on the right hand side recognised by the for sale board.

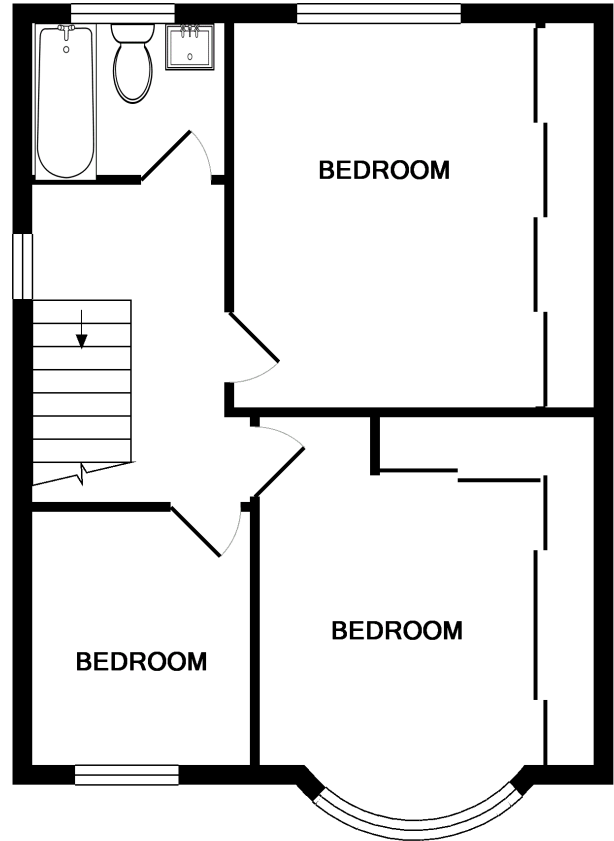
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>43</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







GROUND FLOOR  
APPROX. FLOOR  
AREA 51.6 SQ.M.  
(555 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 46.5 SQ.M.  
(501 SQ.FT.)

TOTAL APPROX. FLOOR AREA 98.1 SQ.M. (1056 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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#### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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.