

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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7 Beech Road Saltford Bristol BS31 3BE



£575,000

A substantial individual detached bungalow set in a large level plot extending to in excess of 0.25 of an acre in a much favoured position in the heart of the village of Saltford close to the old village High Street and easily accessible to local amenities. Available with no upward sales chain.

* Versatile accommodation * porch * entrance hall * sitting room * open plan kitchen, dining & living area * 3 bedrooms * shower room (former bathroom) * ample driveway parking * covered parking area * large detached garage/workshop with loft above * scope for annexe * large well established gardens *



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This individual detached bungalow is set in a plot extending to in excess of 0.25 of an acre of level gardens in a very favourable position just a few minutes walk from the A4 with its local amenities and excellent transport links to Bristol and Bath and equally just around the corner from the old village High Street with its picturesque cottages, access to the River Avon and the Bristol Bath cycle path.

The bungalow has well proportioned accommodation with the advantage of ample driveway parking which leads to a useful covered area to the side of the property which in turn gives the access to a large detached garage and workshop with potential for other uses subject to necessary planning consents. The garage could form the basis for an annexe conversion or would be ideal for any car enthusiast or hobbyist.

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):

uPVC double glazed entrance door with coloured leaded panels leading to

PORCH: uPVC double glazed leaded side windows, glazed inner door with leaded glazed panel to

SITTING ROOM: 4.85m x 4.13m (15' 10" x 13' 6") uPVC double glazed leaded bow window, feature stone fireplace with chimney breast with electric ornamental stove. Three radiators.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM COMPRISING:

DINING/FAMILY ROOM: 6.35m x 3.11m (20' 9" x 10' 2") widening to 3.41m (11' 2") Sliding double glazed patio door leading to the rear garden, double glazed leaded window to side aspect, two radiators. Open to

KITCHEN: 4.0m x 2.72m (13' 1" x 8' 11") widening to 3.72m (12' 2") Double glazed leaded door to outside and two double glazed windows to rear aspect. Floor mounted Ideal Mexico gas fired boiler. Furnished with a range of modern wall and floor units with rolled edged work surfaces and tiled surrounds, inset one and a quarter bowl sink unit with waste disposal unit, dishwasher included, integrated refrigerator, built in four ring Stoves hob with extractor above and double oven beneath. Plumbing for washing machine, breakfast bar.

BEDROOM ONE: 4.85m x 3.77m (15' 10" x 12' 4") uPVC double glazed leaded bay window to front aspect and leaded uPVC double glazed windows to side aspects. Two radiators, fully fitted with a range of bedroom furniture including wardrobes, overhead storage, dressing table and drawer storage units. (included in measurements).

BEDROOM TWO: 4.85m x 3.75m (15' 10" x 12' 3") Leaded double glazed window to side aspect, double glazed leaded french doors leading to rear garden, two radiators.

BEDROOM THREE: 3.74m x 2.31 (12' 3" x 7' 6") m Double glazed leaded window to side aspect, radiator. Range of built in wardrobes (included in measurements). Presently used as a dressing room.

SHOWER ROOM (FORMER BATHROOM): uPVC double obscure glazed window to front aspect, radiator. White suite with chrome finished fittings comprising low level wc, wash hand basin in vanity unit with cupboard beneath, fully tiled walls, corner shower enclosure with wet walling and thermostatic shower head.

OUTSIDE

To the **FRONT** of the property there is a walled boundary to Beech Road with gated vehicular access leading to a block paved driveway providing off street parking for a number of vehicles and ample turning space flanked by lawned gardens with flower and shrub borders and a number of trees. On the northern side of the property there is a wide side access with gate leading to the rear garden while the driveway continues to an electric roller shutter door which provides access to a useful **COVERED AREA AND CAR PORT** adjacent to the kitchen which measures overall 11.3m x 3.6m (37' x 11' 9") and widens to 5.88m (19' 3") Beyond this area lies the **LARGE DETACHED GARAGE/OUTBUILDING** 5.38m x 5.43m (17' 7" x 17' 9") with electric roller entrance door, personal door, window and power and light connected. This was originally a double garage but part of it has been partitioned to form a **UTILITY AREA**. Beyond the garage is a **WORKSHOP** 5.89m x 4.84m (19' 3" x 15' 10") with uPVC double glazed window and door to outside.

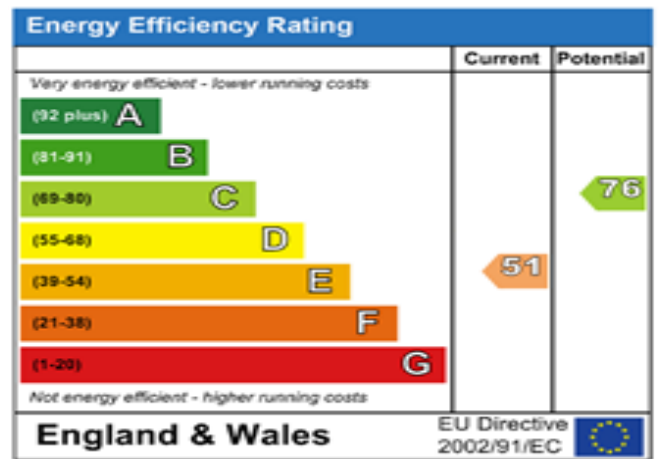
A staircase leads to a **STORAGE LOFT** which runs the full width of the building. It is an excellent opportunity for any hobbyist or car enthusiast or alternatively there is potential subject to planning consent to convert the garage to a further living accommodation which could form an ideal basis for a residential annexe.

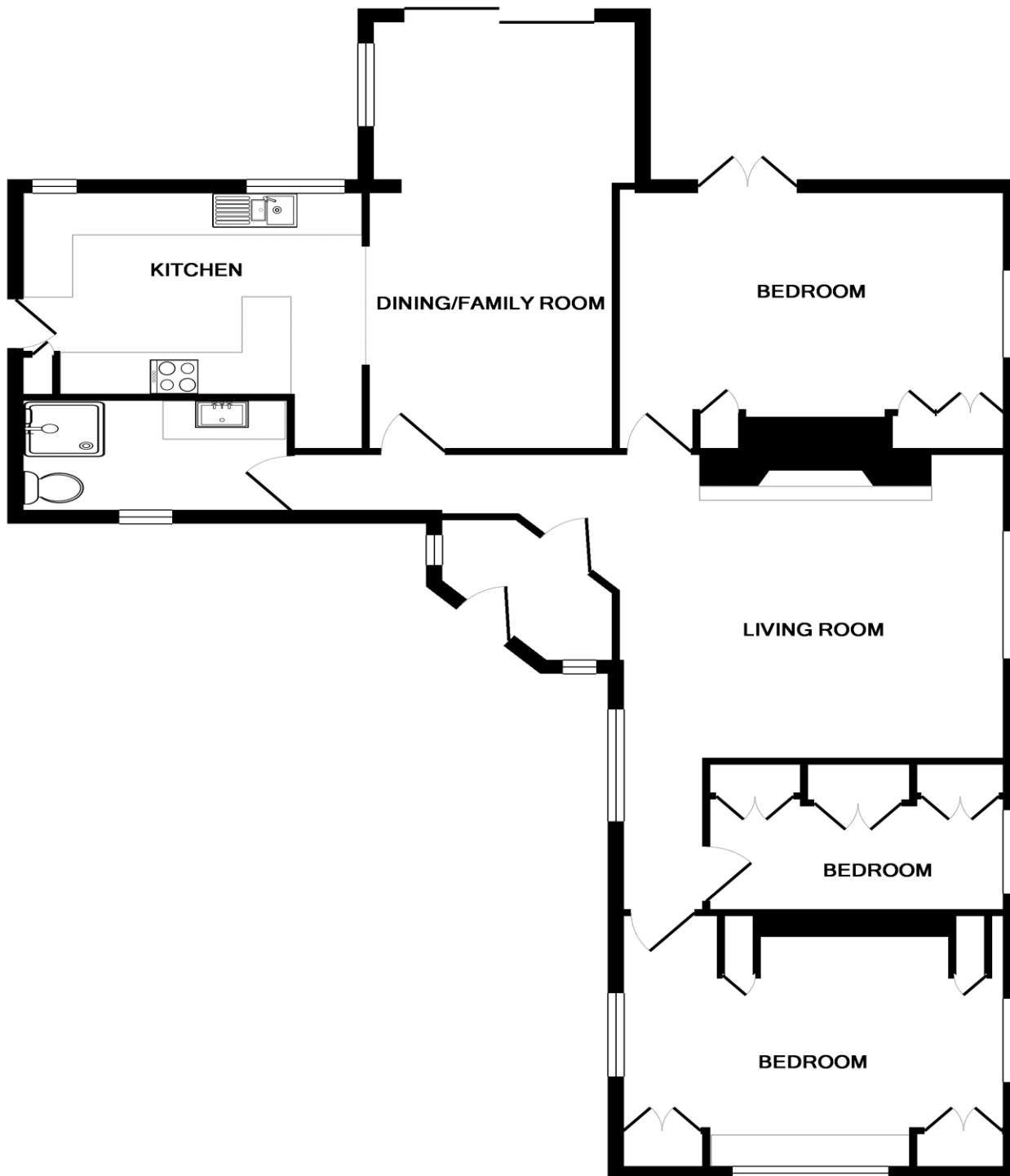
THE LARGE LEVEL REAR GARDEN is a delightful feature of the property being west facing and enclosed by timber fencing. Immediately to the rear of the bungalow is an extensive block paved patio leading to a lawned area with a number of trees and flower and shrub beds. There is a timber arbour to the side of the garage, an aluminium framed greenhouse and timber garden shed.

DIRECTIONS: From our office in Bath Road Saltford proceed into Beech Road and 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 UWR1033





TOTAL APPROX. FLOOR AREA 114.6 SQ.M. (1234 SQ.FT.)

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