

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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488 Bath Road Saltford Bristol BS31 3HG



£425,000

**A 1920's double fronted detached bungalow set on a large plot of approximately 1/4 of an acre in a highly convenient position. Available with no upward sales chain.**

**\* Huge potential \* entrance hall \* well proportioned living room \* kitchen/dining room \* 2 conservatories \* 2 double bedrooms \* bathroom \* attached garage \* extensive level garden \***



[www.daviesandway.com](http://www.daviesandway.com)

## 488 Bath Road Saltford Bristol BS31 3HG

This double fronted detached bungalow originally dates from the 1920's and offers spacious accommodation with generous room sizes throughout. The property has been well cared for and is ready to move into albeit it also offers huge potential for extension and further updating to realise its full potential. The property is set within a large level plot which is southerly facing at the rear and extends to approximately 1/4 of an acre and is in a highly convenient position in the very heart of Saltford village immediately adjacent to local shops and amenities and excellent transport links to Bristol and Bath.

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):

Entrance door to

**LOBBY:** Multi pane inner door to

**CENTRAL HALLWAY:** Access to loft space with velux style window and drop down aluminium ladder.

**LIVING ROOM:** 8.41m x 3.03m (27' 7" x 9' 11") uPVC double glazed window to front aspect, wall mounted gas fire, two radiators, sliding double glazed patio door to conservatory.

**CONSERVATORY:** 4.70m x 2.58m (15' 5" x 8' 5") uPVC double glazed with windows and french doors to patio overlooking the rear garden. Tiled floor.

**KITCHEN/DINING ROOM:** 7.70m x 2.40m (25' 3" x 7' 10")

**DINING AREA:** Double glazed window to side aspect, radiator, picture rail.

**KITCHEN AREA:** Tiled floor, internal uPVC double glazed window to conservatory and uPVC double glazed window overlooking the rear garden. Furnished with a range of fitted wall and floor units providing drawer and cupboard storage space with contrasting work surfaces and tiled surrounds. Inset stainless steel single drainer sink unit with mixer tap, gas cooker and plumbing for automatic washing machine. Door to

**CONSERVATORY:** 3.75m x 2.26m (12' 3" x 7' 4") uPVC double glazed with opening side windows and doors to front and rear.

**BEDROOM ONE:** 4.85m x 3.17m (15' 10" x 10' 4") uPVC double glazed window to front aspect, gas fire with back boiler for central heating and adjacent cupboard with hot water cylinder (included in measurements).

**BEDROOM TWO:** 3.38m x 2.99m (11' 1" x 9' 9") uPVC double glazed window to rear aspect, ceiling mounted downlighters, radiator, built in wardrobes (excluded from measurements).

**BATHROOM:** Internal obscure glazed window to conservatory, fully tiled walls, radiator. White suite comprising panelled bath with electric independent shower above, pedestal wash hand basin and low level wc. Shaver point.

### OUTSIDE


To the **FRONT** of the property there is a walled boundary to Bath Road with a lawned garden with flower and shrub beds which continue to the side of the property. A concrete driveway provides off street parking with a gravelled hardstanding to one side. The driveway leads to the **ATTACHED GARAGE** 6.75m x 2.45m (22' 1" x 8') approached through double entrance doors with a window to the side and power and light connected.

The **REAR GARDEN** is a particular feature of the property being southerly facing, level and enclosed approximately 38.5m (126') long and 15.3m (50') wide. It comprises a paved patio terrace immediately to the rear of the property with an aluminium framed greenhouse and timber garden shed to one side beyond which it is laid predominately to lawn with flower and shrub borders and a number of trees. At the far end is a vegetable plot and a further shed (which is in need of repair).

**DIRECTIONS:** From our office in Bath Road Saltford proceed on the A4 in the direction of Bath and the property will be found almost immediately on the right hand side.

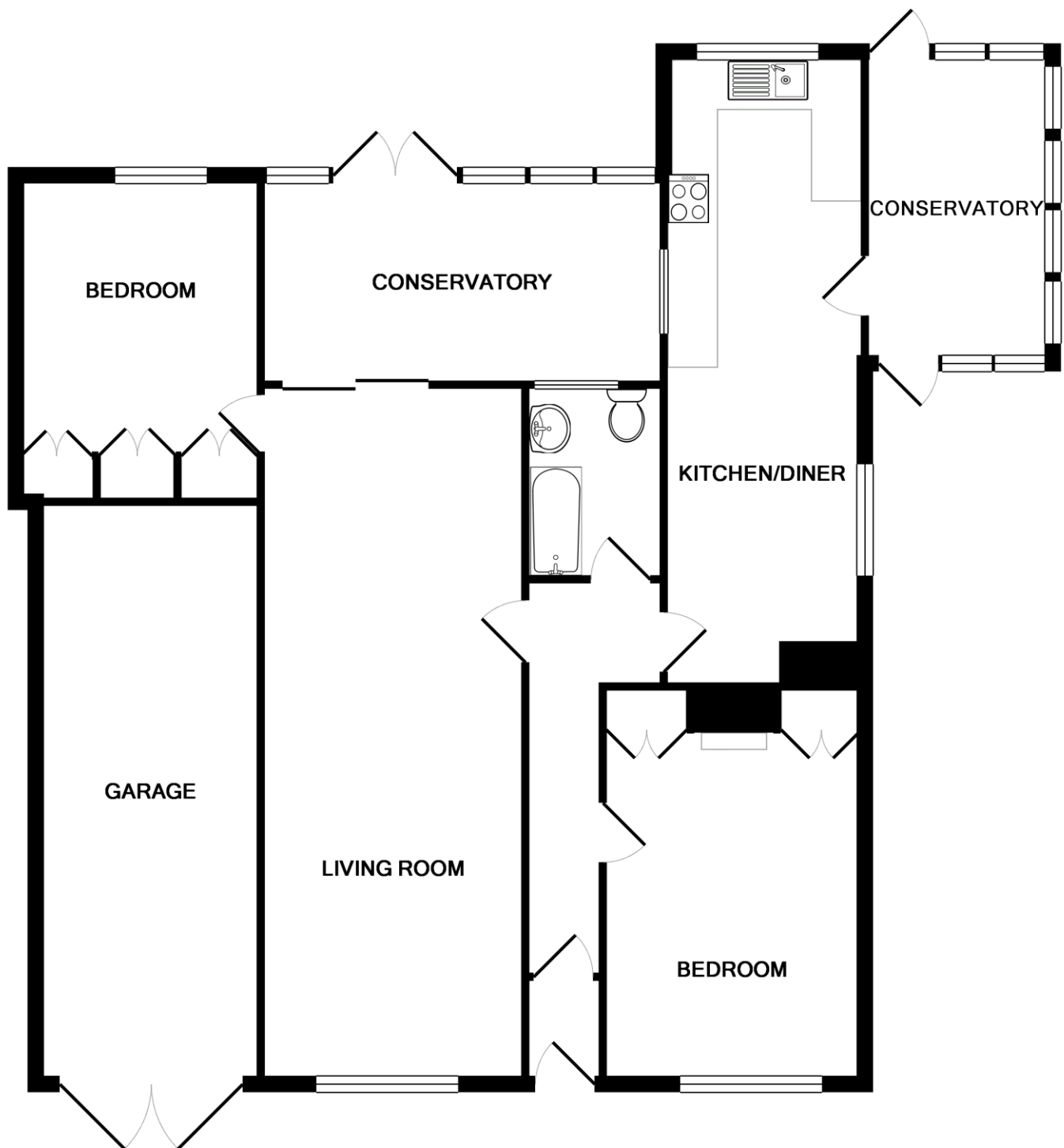
**VIEWING: BY APPOINTMENT WITH DAVIES AND WAY:**  
**01225 400400**

**REF UWR1041**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







TOTAL APPROX. FLOOR AREA 122.9 SQ.M. (1323 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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