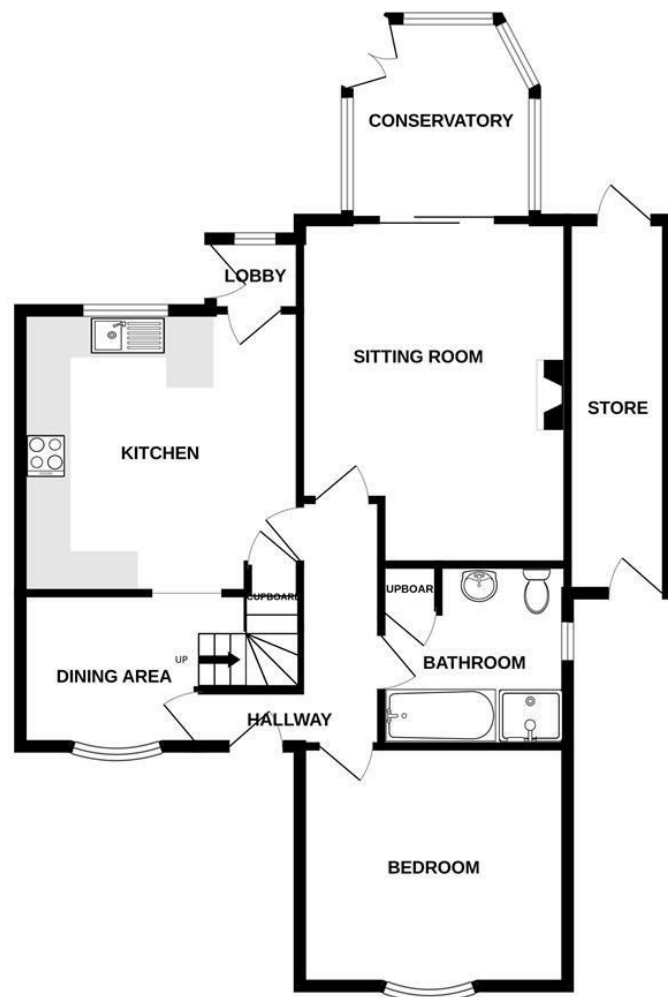


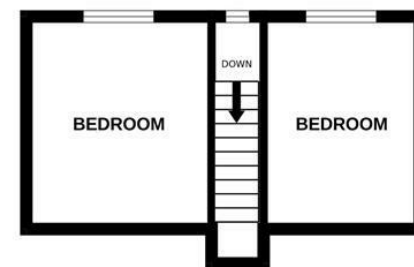
489 Bath Road, Salford, Bristol, BS31 3BA  
Tel: 01225 400400 email: [salford@daviesandway.com](mailto:salford@daviesandway.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			69
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR  
895 sq.ft. (83.2 sq.m.) approx.



1ST FLOOR  
189 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## The Bungalow High Street, Pensford, Bristol, BS39 4BQ



£475,000

An opportunity to buy a three bedroom detached bungalow in the popular village of Pensford. Available with no onward chain is sure to appeal.

- Detached bungalow well located with in the village
- No onwards sales chain
- Off street parking to the front
- Low maintenance rear garden
- Secure external storage space
- Generous size kitchen
- Conservatory
- Oil fired stove

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



# The Bungalow High Street, Pensford, Bristol, BS39 4BQ

Located in the charming village of Pensford, this delightful three bedroom bungalow offers spacious and versatile accommodation with stunning far reaching views, including the iconic Pensford Viaduct. Offered to the market with no onward sales chain, the property presents an excellent opportunity for buyers seeking a peaceful village lifestyle within easy reach of Bristol.

The accommodation comprises a welcoming sitting room centred around a cosy oil burning stove, creating a warm and inviting atmosphere. A spacious kitchen provides ample room for dining and entertaining, while the conservatory to the rear enjoys pleasant views over the garden and surrounding countryside.

The property benefits from three well proportioned bedrooms, with two situated on the first floor, offering flexibility for family living, guests, or home working. Outside, the low maintenance rear garden provides an ideal space for relaxing and enjoying the tranquil setting, while off street parking is conveniently located to the front of the property.

Pensford is a highly regarded village situated just south of Bristol, known for its picturesque surroundings, strong sense of community, and historic character. The village offers a range of local amenities including a shop, pubs, a primary school, and scenic countryside walks, all while providing excellent commuter access to Bristol, Bath, and surrounding areas. The famous Pensford Viaduct stands proudly within the village and adds to the area's distinctive charm and appeal.

## HALL

Entry via a wooden door. Coved ceiling and ceiling spot lights. Radiator.

## DINING AREA 2.17 x 2.91 max (7'1" x 9'6" max)

Wooden double glazed bay window. Coved ceiling. Wall light. radiator

## KITCHEN 4.04 x 4.01 (13'3" x 13'1")

Wood double glazed window with a rear aspect. Range of cream wall and base unit with a mix of storage solutions including cupboards, drawers and display cabinets. Laminate worktops with one and half inset sink with a mixer tap. Tiled splashback and a tiled flooring. Space is provided for a washing machine and a tumble dryer. There is a built in freezer and a electric hob. Coved ceiling. Under stairs cupboard.

## REAR LOBBY 1.28 x 1.0.3 (4'2" x 3'3".9'10")

Wood double glazed window. Wood stable style door gives access to the garden. Ceiling spot light. Electric consumer box.

## SITTING ROOM 4.95 x 3.85 (16'2" x 12'7")

Double glazed patio door lead out to the conservatory. Oil stove with a wood mantle and a tile hearth. Ceiling spot lights. Radiator

## CONSERVATORY 2.87 x 2.69 (9'4" x 8'9")

All round double glazed windows. Double glazed French doors lead to the garden Tiled flooring and a Perspex roof. Wall light.

## GROUND FLOOR BEDROOM 3.84 3.41 (12'7" 11'2")

Wood double glazed front window. Built in wardrobes. Radiator.

## BATHROOM 2.66 x 2.54 (8'8" x 8'3")

Frosted side window. bath with a tiled front and splashback. Separate shower cubicle with an electric shower. Pedestal basin and a toilet. Tiled floor. Airing cupboard with hot water tank.

## LANDING

Double glazed window with a rear aspect offering lovely views.

## BEDROOM 3.03 x 2.76 (9'11" x 9'0")

Double glazed window with a rear aspect and beautiful views towards the viaduct. radiator

## BEDROOM 3.61 x 2.95 (11'10" x 9'8")

Double glazed window with a rear aspect and beautiful views towards the viaduct. Eaves storage radiator.

## OUTSIDE

### FRONT

The is laid to tarmac offering parking for cars. There is a dwarf wall to the front and a wood five bar gate. To one side is a gate that gives access to the oil tank. The other side has a gated access to the garden. Covered porch area

### REAR GARDEN

The garden has been designed to be low maintenance and is mainly laid to patio. To one corner is a flower bed. A door leads to a storage area which is 5.38 x 1.44 which house the boiler and further storage space.

### TENURE

Freehold

### 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.

### ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset Services. oil central heating. mains water and a drainage. Mains electric. Mobile phone signal. EE O2 Three Vodafone. All good outdoor signal. Broadband Ultrafast 1000 mps. The property is located within a conservation area. The property is located within a coal mining reporting area

