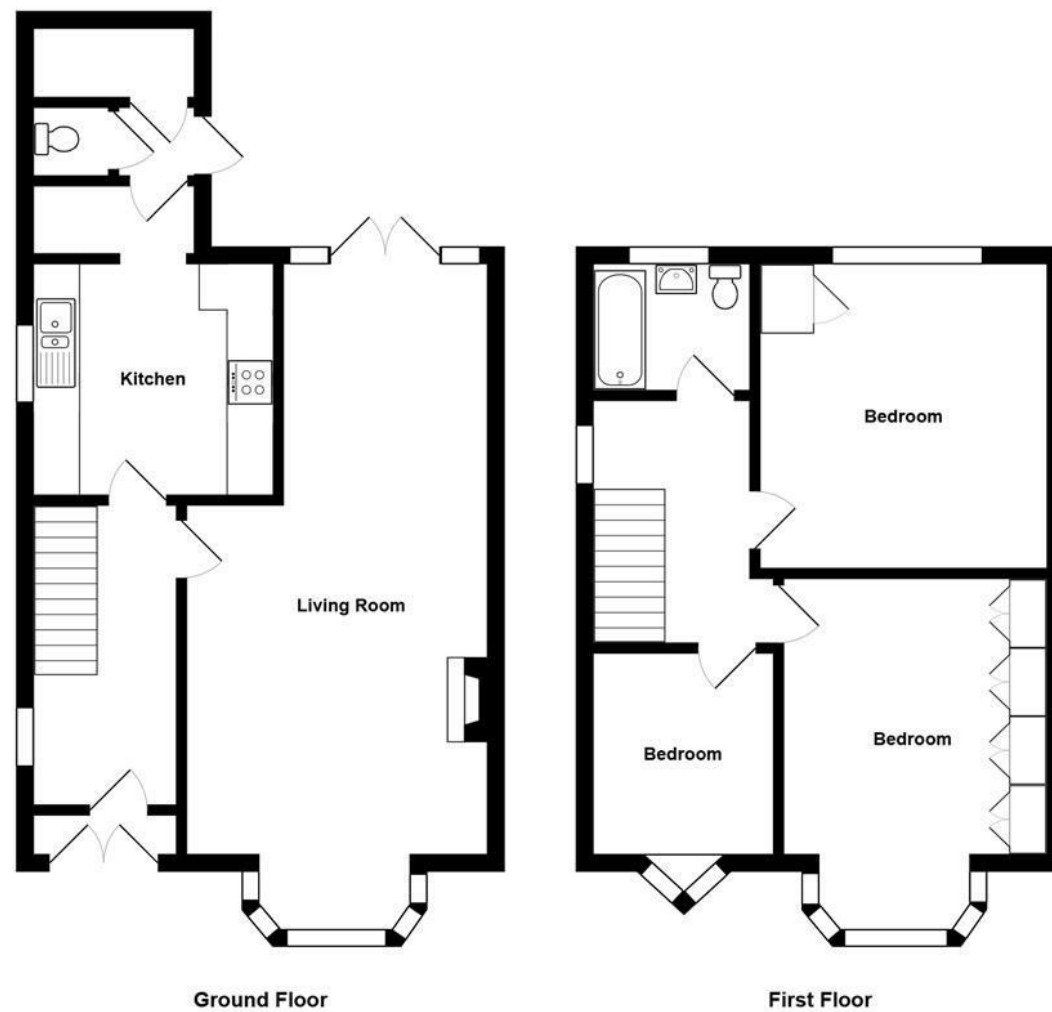


489 Bath Road, Salford, Bristol, BS31 3BA  
Tel: 01225 400400 email: [salford@daviesandway.com](mailto:salford@daviesandway.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 105.6 m<sup>2</sup> ... 1136 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

5 Somerville Close, Salford, Bristol, BS31 3HT



Guide Price £550,000

A classic double bay fronted semi detached house in a desirable location and offering a very generous garden.

- Tucked away location.
- Some far reaching views
- Spacious entrance hall
- Sitting room with bay window letting light flood in
- Garage
- Generous wrap around gardens
- Ground floor toilet
- Modern contemporary bathroom

# 5 Somerville Close, Saltford, Bristol, BS31 3HT

A delightful semi-detached home tucked away in a cul-de-sac within the highly sought-after village of Saltford.

The property is entered via an enclosed porch, leading into a spacious and light filled hallway. The ground floor features a generous lounge-diner, enhanced by bay windows at the front and French doors at the rear, allowing natural light to flood the space while providing direct access to the garden.

To the rear, the practical kitchen connects to a useful lobby area, which offers access to a downstairs WC and a handy utility cupboard.

Upstairs, the property offers three bedrooms, including two particularly spacious doubles. The front bedroom benefits from an attractive bay window, adding both character and light. A well proportioned single bedroom and a contemporary family bathroom complete the first floor.

Thanks to its position, the home enjoys beautiful far reaching views across the surrounding hills, with glimpses towards Bath in the distance.

Externally, the property truly shines. A generous wraparound garden to the rear and side is mainly laid to lawn and complemented by mature planting, including an apple tree. To the front, a driveway provides off street parking and leads to a garage, alongside a small lawned area.

Saltford is ideally situated between Bristol and Bath, offering a range of local amenities and well-regarded schools, including the village primary and Wellsway School in nearby Keynsham. Both cities are easily accessible by road and public transport, making this an excellent location for commuters and families alike.

### ENCLOSED PORCH 1.77 x 0.77 (5'9" x 2'6")

Entry is through wooden glazed double doors, followed by uPVC glazed doors with double glazed windows on either side, leading into the hallway.

### HALLWAY 3.99 x 1.89 (13'1" x 6'2")

A double glazed window to the side, fitted with a plantation shutter, enhances the sense of light and brightness. A staircase with a wooden balustrade and spindles rises to the first floor, with useful space beneath and an additional small double-glazed window providing natural light.

### SITTING / DINING ROOM

#### SITTING ROOM AREA 5.76 into the bay x 4.00 (18'10" into the bay x 13'1")

Entry is via a modern, contemporary door with a glazed insert. To the front, a large double-glazed bay window fitted with plantation shutters fills the room with natural light. A gas-burning stove sits on a stone hearth with a wooden surround and mantel, creating an attractive focal point. The room is further enhanced by coved ceilings and a traditional picture rail, and is served by a radiator.

#### DINING AREA 3.18 x 2.70 (10'5" x 8'10")

Double glazed French doors to the rear allow natural light to flood the room and provide direct access to the garden, with double glazed windows on either side. The space is complemented by a radiator, coved ceiling, and traditional picture rails.

#### KITCHEN 3.17 x 3.02 (10'4" x 9'10")

A range of light wood effect wall and base units provide a selection of cupboards and drawers, complemented by laminate worktops and tiled splashbacks. There is space for a range style cooker with an extractor hood above, along with an inset one and a half bowl sink with mixer tap. Integrated appliances include a built-in dishwasher. The room benefits from a tiled floor, vertical radiator, coved ceiling, and recessed spotlights. A double glazed window to the side aspect provides natural light, and a rear access door leads to the lobby.

#### INNER LOBBY / WC / UTILITY

Space for a fridge freezer is provided, with a tiled floor and ceiling spotlight. A door gives access to the garden. There is also a door to a

cloakroom with tiled flooring, and to the rear a utility cupboard housing plumbing for a washing machine with a shelf above, along with a combination boiler.

#### LANDING

A double glazed window to the side aspect provides natural light and is fitted with plantation shutters. The room also benefits from loft access and a coved ceiling.

#### BEDROOM 4.80 into bay x 3.55 (15'8" into bay x 11'7")

A double glazed bay window allows natural light to flood in and offers attractive views, enhanced by plantation shutters. Built-in wardrobes provide ample storage space. The room also features a coved ceiling and a radiator.

#### BEDROOM 4.06 x 3.81 (13'3" x 12'5")

A double glazed window to the rear aspect enjoys lovely views and is fitted with plantation shutters. There is a useful storage cupboard with an internal power socket. The room also benefits from picture rails and a coved ceiling.

#### BEDROOM 2.71 x 2.40 (8'10" x 7'10")

A charming double glazed window provides natural light. The room also benefits from built-in cupboards, a coved ceiling, and a radiator.

#### OUTSIDE

##### FRONT GARDEN

A dwarf wall to the front borders a driveway providing access to a garage. There is also a lawned area, with a pathway leading to the front door.

##### REAR GARDEN

This really is a special garden; a wonderfully generous outdoor space that wraps around the property and is mainly laid to lawn. It is enclosed by a combination of dry stone walls and fencing, creating a sense of privacy and charm. A patio area directly outside the property provides the perfect setting for al fresco dining and outdoor entertaining.

#### 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 house 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. All mains services connected  
Mobile phone. EE O2 Three Vodafone. All good outdoor signal. Source Ofcom  
Broadband. Ultrafast 1000 mps Source Ofcom

