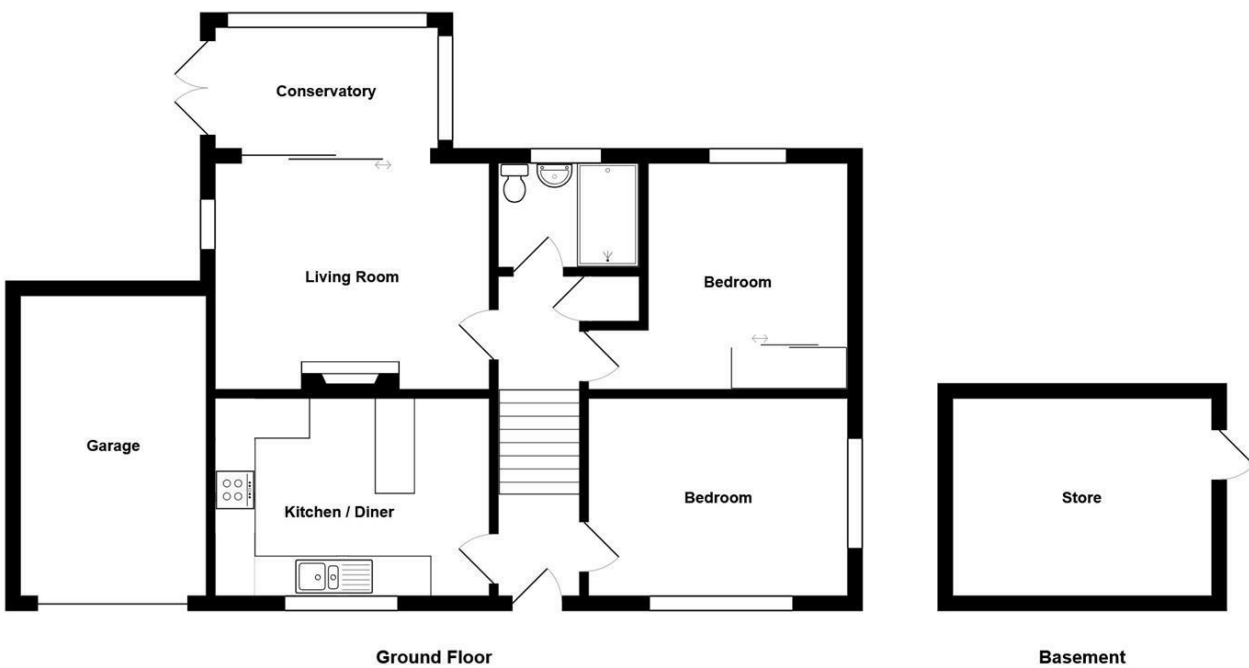


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

489 Bath Road, Salford, Bristol, BS31 3BA  
 Tel: 01225 400400 email: saltford@daviesandway.com

27 Pines Road, Bitton, Bristol, BS30 6JN



Total Area: 71.8 m<sup>2</sup> ... 773 ft<sup>2</sup> (excluding garage, store)  
 All measurements are approximate and for display purposes only.



£350,000

A detached split level design two bedroom bungalow located at the back of a cul sac benefiting from a generous mature garden to the rear, a garage with further off street parking, an undercroft and being offered with no onward sales chain.

- Split level design
- Delightful elevated position
- Enclosed mature rear garden with several seating areas
- No onward sales chain
- Conservatory which leads out to an elevated seating area
- Kitchen - diner
- Well located for Bath (7 miles) and Bristol (6.4 miles)
- Undercroft and cellar

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 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.  
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# 27 Pines Road, Bitton, Bristol, BS30 6JN

Located in the tranquil setting of Pines Road, Bitton, this charming detached bungalow offers a delightful retreat for those seeking comfort and convenience. With two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for a peaceful home.

The bungalow is situated in an elevated position, providing stunning views over a generous and mature garden, which is ideal for gardening enthusiasts or those who simply wish to enjoy the beauty of nature. The property is located at the end of a quiet cul de sac, ensuring a serene environment with minimal traffic, making it a safe haven for children and pets alike.

Inside, the split-level accommodation offers a unique layout that maximises space and light, creating a warm and inviting atmosphere throughout. The property also boasts a garage, along with additional off-street parking and an undercroft, providing ample space for vehicles and storage.

One of the standout features of this bungalow is the absence of an onward sales chain, allowing for a smooth and efficient purchasing process subject to probate. This is an excellent opportunity for buyers looking to settle into a lovely home.

In summary, this delightful bungalow presents a rare opportunity to acquire a well-located property with beautiful garden views, ample parking and a peaceful setting. It is a must-see for anyone looking to enjoy the best of Bitton living.

### ENTRANCE HALL

Entry is via a uPVC door featuring a double frosted glass panel, complemented by an additional double glazed frosted window to the side. The space includes a radiator and benefits from abundant natural light provided by a skylight set within a wood panelled ceiling. Stairs descend from here to the lower ground floor.

### KITCHEN DINER

This charming kitchen enjoys a delightful front aspect through a double glazed lattice window, allowing natural light to enhance its warm and inviting atmosphere. A tasteful range of white-fronted wall units, including a glass display cabinet, and base units provides ample storage, beautifully complemented by cream worktops and a tiled splashback for a timeless finish.

The kitchen features an inset one and a half bowl sink with drainer and mixer tap, alongside an inset Bosch electric hob with extractor hood above. There is also designated space for a fridge, freezer and washing machine, ensuring both style and practicality.

Additional benefits include access to an underfloor cellar, an electric blind and a radiator, completing a space that perfectly blends classic charm with everyday functionality.

### BEDROOM /RECEPTION

A double glazed window to the front aspect allows for plenty of natural light. The room features a radiator, coved ceiling, and access to the loft. Built in wardrobes with sliding doors provide convenient storage.

### DOWNSTAIRS

#### LOWER LEVEL HALLWAY

A useful cupboard fitted with shelving and a radiator provides practical storage, complemented by an additional high-level storage cupboard.

#### BEDROOM

A double-glazed window to the rear aspect overlooks the garden, filling the room with natural light. Features include a coved ceiling, built-in wardrobes with matching side cabinets and drawers and a mirrored wall, enhancing both space and functionality.

#### SITTING ROOM

A double glazed side window and double-glazed patio doors open onto

the conservatory, providing a bright and airy feel. The room features a coved ceiling, radiator, and a wall mounted electric heater, with lovely views overlooking the garden.

### SHOWER ROOM

A double glazed frosted window to the rear provides privacy and natural light. The bathroom features a walk in shower with a glass screen and thermostatic controls, a white pedestal basin with mixer tap and a toilet. Finished with tiled walls and flooring, and complemented by a chrome heated towel rail, this space combines modern style with practical functionality.

### CONSERVATORY

A bright and airy space featuring a double glazed window and a glass roof, with patio doors on either side. The room has a tiled floor, a radiator and enjoys lovely views of the garden.

### UNDERCROFT

Accessed from the side of the property, this space is fitted with both power and lighting for convenience and could make a great workshop.

### GARAGE 4.87 x 2.47 (15'11" x 8'1")

Featuring an electric roller door, this space is equipped with power and lighting, a Worcester combi boiler and both electric and gas meters.

### FRONT OF PROPERTY

A block-paved driveway leads to the garage, providing off-street parking, while a path guides you to the front door. The front garden includes a lawned area with a fir tree, and a side gate offers access to the rear garden.

### REAR GARDEN

A truly special, generously sized garden awaits, featuring a choice of patio seating areas, including an elevated position with delightful views over the grounds. Enclosed by hedging and fencing, the garden also benefits from a rear access gate. Predominantly laid to lawn, it is complemented by mature flower beds and several fruit trees. At the bottom of the garden, a summer house provides a peaceful retreat, while a generous greenhouse offers ample space for gardening enthusiasts.

### 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: South Gloucestershire.

Services: All mains services connected.

Broadband: Ultrafast 1000mps. Source: Ofcom

Mobile phone signal: EE O2 Three Vodafone are all good outdoor signal. Source: Ofcom.

Tree preservation order in place.

Leased solar panels 25 years 6 months from 11th October 2011.

Subject to probate, which has been granted.

