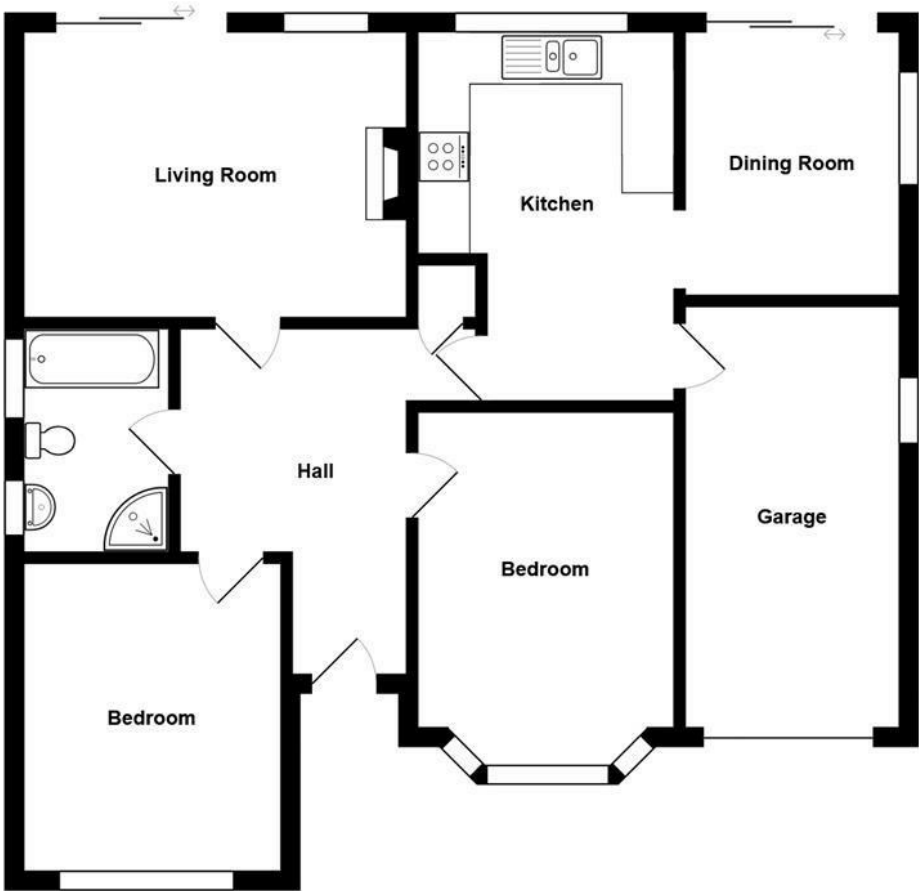


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 76.3 m² ... 821 ft² (excluding garage)
All measurements are approximate and for display purposes only.

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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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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

8 Roundmoor Close, Saltford, Bristol, BS31 3AN



£550,000

A very well presented detached bungalow offering well proportioned accommodation with a pretty rear garden set in a quiet cul-de-sac and available with no upward sales chain.

- Garage and driveway parking. ▪ Pretty south westerly facing garden ▪ Spacious hallway ▪ Two double bedrooms ▪ Separate kitchen and dining room ▪ Popular tucked away location within Saltford ▪ Well presented home ▪ Lovely light bright home ▪ Village shops 10 minute walk



8 Roundmoor Close, Saltford, Bristol, BS31 3AN

The property comprises an attractive and very well presented detached bungalow with good room sizes and a very practical layout, considered ideal for someone downsizing or looking for a property that is easy to maintain both internally and externally.

The property is approached from the front through to a spacious hallway with parquet flooring. To the front of the property there are two good double bedrooms. There is a good size living room to the rear and a separate dining room with French doors opening onto the rear garden. The spacious kitchen room is well appointed with an excellent range of units and has a door connecting to the garage. The accommodation is completed by a well presented shower room.

On the outside, the rear gardens are beautifully presented and a lovely place to sit and enjoy some peaceful time. The rear garden enjoys a south westerly facing aspect. The front is laid with a variety of shrubs and bushes next to a driveway providing off street parking

Roundmoor Close is a popular cul-de-sac of bungalows dating from the 1950s and is easily accessible to the village centre via a footpath link from Witney Close.

PORCH

Canopied porch with a light.

HALLWAY

An inviting hallway immediately giving a sense of space and light. The floor is laid with elegant parquet flooring, its intricate wood pattern adding warmth and character while catching the light beautifully as you move through the space. The hallway feels both practical and refined ideal as a central point to the home. A built-in airing cupboard provide useful storage and houses the water tank.

BEDROOM 3.62 x 3.04 (11'10" x 9'11")

A bright room with a large double-glazed front-facing window, filling the space with natural light. Features include a built-in wardrobe with matching drawers and dressing table, a coved ceiling and a radiator for comfort.

BEDROOM 4.120 into bay x 3.05 (13'6" into bay x 10'0")

A bright room featuring a double-glazed bay window, a coved ceiling, and a radiator, creating a comfortable and inviting space.

SITTING ROOM 4.51 x 3.33 (14'9" x 10'11")

A stylish and inviting room, where designer frosted glass panels with shelves at the entry create a charming welcome while allowing light to flow into the hallway. A rear double-glazed window and double-glazed patio doors fill the space with natural light. The room features a coved ceiling and a striking cream marble fireplace surround, mantle and hearth with an electric fireplace inset, serving as a focal point. Two radiators ensure warmth and comfort throughout.

BATHROOM 2.62 x 1.70 (8'7" x 5'6")

A stylish, well-presented bathroom featuring a panelled bath with mixer tap, a corner shower with curved glass sliding doors and thermostatic shower, and a white vanity sink with an all-in-one enclosed coupled toilet. Two frosted double-glazed windows provide natural light, while tiled walls and floors and a chrome heated towel rail complete the contemporary look.

KITCHEN 4.37 x 3.02 narrow to 2.20 (14'4" x 9'10" narrow to 7'2")

A well-proportioned kitchen with a rear-facing double-glazed

window overlooking the garden. It features a mix of wall and base units, including excellent corner cupboards and a wine rack, all topped with laminate worktops and a one-and-a-half stainless steel sink with drainer and tiled splashbacks. Ceiling spotlights illuminate the space, which includes built-in Neff appliances: eye-level double oven, hob, dishwasher, and microwave. There is space for a washing machine and fridge-freezer and a door provides direct access to the garage.

DINING ROOM 3.04 x 2.43 (9'11" x 7'11")

A bright, inviting room with rear-facing double-glazed patio doors opening onto the garden, complemented by a coved ceiling.

GARAGE 4.99 x 2.45 (16'4" x 8'0")

A garage featuring an electric roller door to the front, a side window and a personal door providing access to the kitchen. Includes a cupboard housing the electric consumer unit, with power and lighting available throughout.

OUTSIDE

FRONT

The front of the property features a dwarf wall with a metal gate opening onto a pathway leading to the front door. A tarmac driveway to one side provides access to the garage, while the remaining area is laid to lawn with flower beds and borders.

REAR GARDEN

A charming, enclosed rear garden surrounded by fencing, accessible via a side gate. It features a large patio ideal for al fresco dining, with additional space for seating and relaxation. The remainder is mainly lawn, complemented by mature flower beds and borders, including a beautiful magnolia tree. There is also a hardstanding suitable for a shed and greenhouse.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, 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. All mains services connected Broadband. Ultrafast 1000mps Source Ofcom Mobile phone signal EE O2 Vodafone all good outdoor signal Three Variable outdoor signal. Source Ofcom Property subject to probate

