

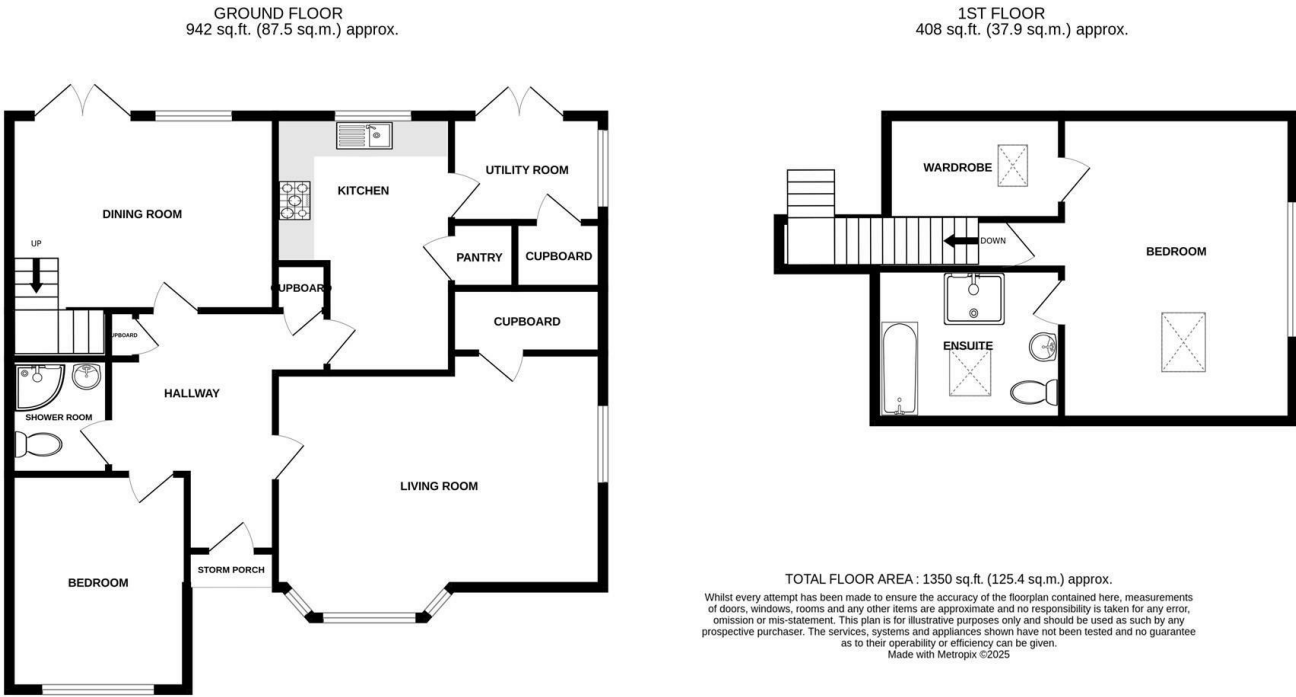
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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9 Roundmoor Close, Saltford, Bristol, BS31 3AN



£580,000

A beautifully presented detached dormer bungalow offering well proportioned accommodation with easily maintained gardens set in a quiet cul-de-sac. Available with no upward sales chain.

- Driveway parking, easily maintained gardens south westerly facing at the rear
- Spacious hallway
- Kitchen/breakfast room
- Rear porch/utility area
- Master bedroom suite with en suite bathroom & walk in wardrobe
- 2nd double bedroom
- Separate shower room
- Popular location within Saltford
- Tucked away cul de sac location

www.daviesandway.com
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9 Roundmoor Close, Saltford, Bristol, BS31 3AN

The property comprises an attractive and very well presented detached dormer 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 is a good size living room with a bay window while to the rear is a separate dining room with feature fireplace and French doors opening onto the rear garden. The spacious kitchen/breakfast room is appointed with an excellent range of units and has a door connecting to a useful utility area which in turn gives access to the rear garden. There is also a double bedroom and shower room on the ground floor. To the first floor is a most attractive master bedroom suite comprising a generous double bedroom with walk in wardrobe and en suite bathroom.

On the outside the gardens are compact and easily maintained. To the front is laid with a variety of shrubs and bushes next to a driveway providing off street parking. The rear garden is predominately paved with mature shrub borders and enjoys a south westerly facing aspect.

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

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):

GROUND FLOOR

RECESSED STORM PORCH:

Double glazed entrance door to

SPACIOUS HALLWAY:

Parquet flooring, built in storage/cloaks cupboard and further built in cupboard. Radiator.

SITTING ROOM: 5.70m x 4.12m into bay (18'8" x 13'6" into bay)

Double glazed bay window to front aspect and further high level double glazed window to side aspect. Door to cupboard with wall mounted Worcester gas fired boiler.

DINING ROOM: 4.53m x 3.33m (14'10" x 10'11")

Parquet flooring, staircase rising to first floor. Feature fireplace, double glazed window to rear aspect and double glazed french doors leading to the rear garden.

KITCHEN/BREAKFAST ROOM: 4.37m x 3.02m (14'4" x 9'10")

Double glazed window to rear aspect, tiled floor, ceiling mounted downlighters. Walk in shelved pantry (excluded from measurements). The kitchen is furnished with an excellent range of modern wall and floor units with rolled edged work surfaces and tiled surrounds, inset one and a quarter bowl sink unit with mixer tap and brita filter, integrated dishwasher, refrigerator and freezer. The units provide a range of drawer and cupboard space, built in five ring Neff gas hob with extractor over, built in Neff microwave and double oven, washing machine. Fitted corner seating, double glazed door to

REAR PORCH/UTILITY AREA: 2.37m x 2.08m (7'9" x 6'9")

Double glazed French doors and side window to rear garden and double obscure glazed window to side aspect. Door to

CUPBOARD/STORE: 1.45m x 1.09m (4'9" x 3'6")

With power and light.

BEDROOM ONE: 3.68m x 3.0m (12'0" x 9'10")

Double glazed window to front aspect, radiator. Range of built in wardrobes, storage cupboards, drawers and top boxes (all included in measurements).

SHOWER ROOM:

Tiled floor and fully tiled walls. Double obscure glazed window. White suite with chrome finished fittings comprising low level wc, wash hand basin in vanity unit and cupboard beneath, corner shower enclosure with thermostatic shower head. Radiator. Ceiling mounted downlighters.

FIRST FLOOR

MASTER BEDROOM: 5.18m x 3.94m (16'11" x 12'11")

With attractive sloping roof lines. This good size room has a radiator, ceiling mounted downlighters, double glazed window to side aspect and double glazed velux style window to the front. Range of built in low level storage cupboards (included in measurements), access to eaves storage space and door to

WALK IN WARDROBE: 3.0m to max x 1.80m (9'10" to max x 5'10")

Double glazed velux window

EN SUITE BATHROOM: 3.19m x 2.94m (10'5" x 9'7")

Double glazed velux window to front aspect, fully tiled walls and floor. White suite with chrome finished fittings comprising wc with concealed cistern, wash hand basin in vanity unit with cupboard beneath, bath with mixer tap and hand held shower and separate shower enclosure with thermostatic shower head. Radiator, ceiling mounted downlighters.

OUTSIDE

To the FRONT of the property there is a brick walled boundary to Roundmoor Close with the garden laid to shrubs and flower beds. A double width driveway provides off street parking. There is a side access leading to the easily maintained REAR GARDEN 12m wide (39') x 6.5m (21') tapering to 4m (13') The garden enjoys a south westerly facing aspect and is laid to pavings with deep well stocked flower and shrub beds, pear and flowering cherry trees. An outside water tap is provided and the garden is enclosed by timber fencing.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. 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 1000 mps Source Ofcom Mobile phone. Outdoor. EE Three, O2 Vodafone. All likely. Source Ofcom

