



Total Area: 84.4 m² ... 909 ft²
 All measurements are approximate and for display purposes only.

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.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

22 Church Road, Wick, Bristol, BS30 5QL



Offers In Excess Of £400,000

Situated in the village of Wick between both major cities of Bath and Bristol is this well presented 1920's semi-detached home.

- Semi-detached ▪ Entrance Hallway ▪ Open Plan Living/Dining Room ▪ Kitchen ▪ WC ▪ Three Bedrooms ▪ Family Bathroom ▪ Front and Rear Gardens ▪ Off Street Parking ▪ No Onward Chain



www.daviesandway.com

www.daviesandway.com

22 Church Road, Wick, Bristol, BS30 5QL

Available with no onward chain is this 1920's three bedroom semi-detached home. The home has been well cared for and is presented in good order throughout.

The open fronted porch leads through to a spacious entrance hallway and onto the rest of the ground floor accommodation with an open living/dining room including fireplaces and a bay window overlooking adjacent fields followed by a contemporary kitchen with solid work surfaces and a downstairs WC. To the first floor are two double bedrooms, a further single bedroom and a modern family bathroom.

Externally, there is off street parking for two vehicles and garden to the front, with steps providing access to the front door. To the rear of the property, is a low maintenance garden laid mainly to lawn and patio.

Ground Floor

Entrance Hallway

Stairs rising to first floor landing, door providing access to ground floor accommodation, radiator.

Living/Dining Room 7.22 x 5.13 to max, excluding bay window (23'8" x 16'9" to max, excluding bay window)

UPVC double glazed bay window to front, UPVC double glazed window to side, UPVC double glazed double doors providing access to rear garden. Access to kitchen & WC. Fitted breakfast bar/work station with numerous power points and fitted cupboard beneath. Two feature fireplace's with stone surrounds, radiator.

Kitchen 4.38 x 2.61 to max (14'4" x 8'6" to max)

Dual aspect UPVC double glazed windows to rear and side, "Velux" window, UPVC double glazed obscured door to rear garden, fully fitted kitchen comprising matching wall and base units with solid work surfaces, wall mounted gas combination boiler, Range master oven with extractor fan over, integrated dishwasher, space and plumbing for washing machine, space for tumble dryer, Belfast style sink with mixer tap over. Tiled splashbacks, modern upright radiator.

WC

Concertina door. Obscured UPVC double glazed window to side. WC comprising matching two piece suite, low level WC, corner hand basin with mixer tap over, fully tiled.

First Floor

Landing

UPVC double glazed window to side aspect, access to boarded loft with light and ladder.

Bedroom One 4.25 x 3.06 to max (13'11" x 10'0" to max)

UPVC double glazed window to front, feature fireplace, radiator, free standing wardrobes.

Bedroom Two 3.37 x 2.91 to max (11'0" x 9'6" to max)

UPVC double glazed window to rear, radiator.

Bedroom Three 3.25 x 1.96 to max (10'7" x 6'5" to max)

UPVC double glazed window to front, built in storage cupboard, power points.

Family Bathroom

Obscured UPVC double glazed window to rear, fully fitted bathroom suite comprising, P shaped bath with oversized waterfall shower and mixer tap over, hidden cistern WC, vanity unit wash hand basin, tiled splashbacks to all wet areas, heated towel rail.

Externally

Front

Tiered front garden with steps providing access to front door, gravelled driveway with gates.

Rear

Mainly laid to lawn and patio with fenced boundaries.

Additional Comments

Local authority. South Gloucestershire Services. All mains services connected Broadband. Superfast 80mps Source Ofcom Mobile phone Outdoors. Good signal Source Ofcom

Tenure

Freehold

Council tax

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

