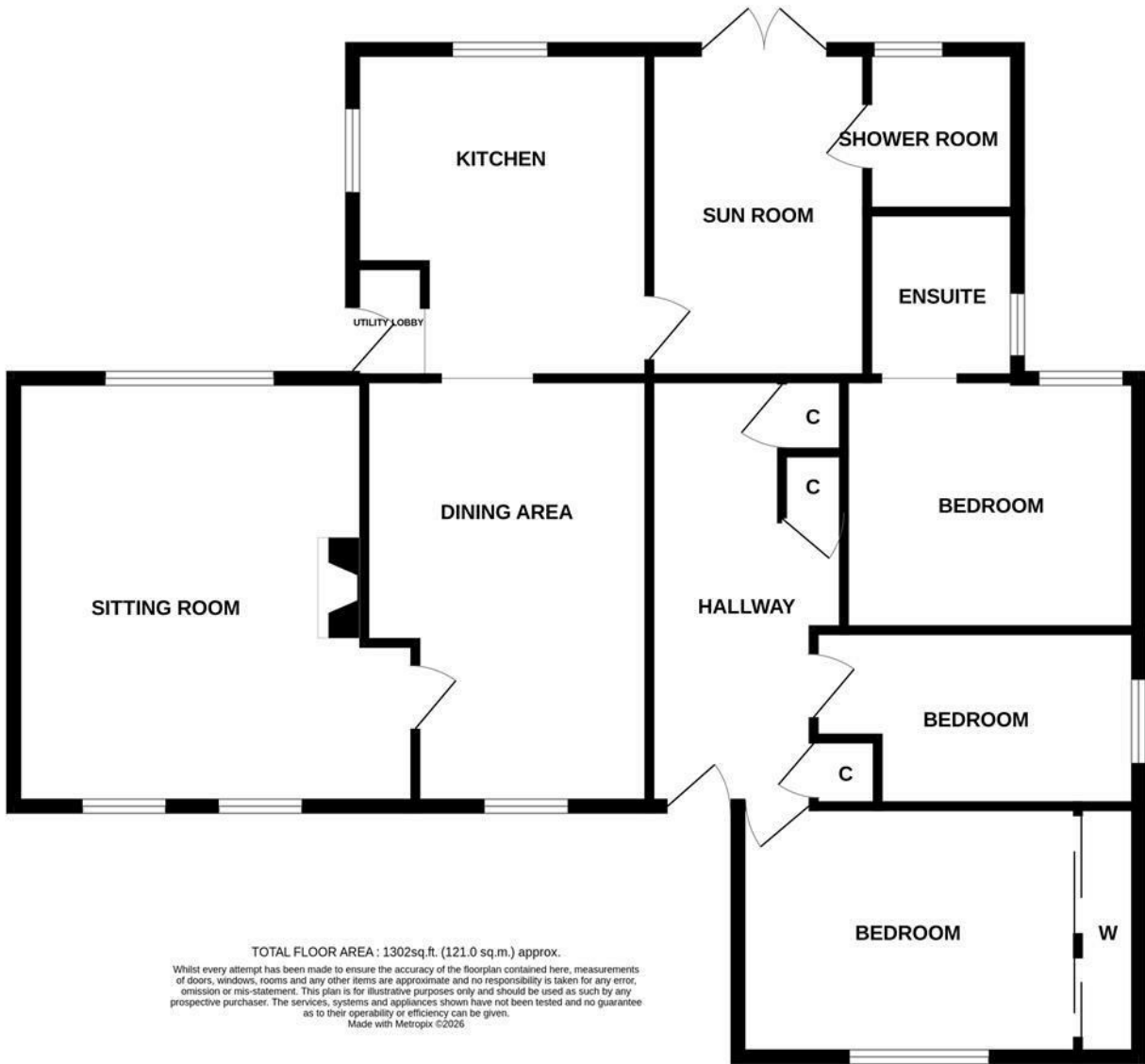


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1248 sq.ft. (115.9 sq.m.) approx.



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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

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Garthside Wells Road, Hallatrow, Bristol, BS39 6EJ



£520,000

A wonderful detached bungalow which is very well presented and benefits from a lovely garden which has outstanding views and a double garage.

- Well presented detached bungalow
- Lovely garden with outstanding rear views
- Bathroom and an ensuite
- Light bright sitting room with a wood burner
- Flexible accommodation
- Modern kitchen
- Double garage and ample further parking
- Set back from the road
- Bath 9.9 miles Bristol 11.9 miles Wells 9.7 miles



Garthside Wells Road, Hallatrow, Bristol, BS39 6EJ

A wonderful opportunity to acquire this beautifully presented detached bungalow, set in an enviable position with outstanding rural views.

Upon entering the property, you are welcomed by a spacious hallway featuring a convenient coats cupboard and additional storage. To the left, the main living accommodation unfolds, comprising a generous dining area that flows seamlessly into a light and airy kitchen. The kitchen is well appointed with ample worktop and storage space, complemented by a range of integrated appliances.

Leading from the kitchen is a delightful sun room enjoying picturesque views across open fields. From here, there is access to a modern and stylish shower room.

The living accommodation is further enhanced by a generously proportioned sitting room, again benefiting from beautiful countryside views and centred around an attractive wood-burning stove, creating a warm and inviting focal point.

To the right of the hallway are three well-sized bedrooms, one of which benefits from its own en-suite facilities.

Externally, the property offers a large block-paved driveway providing parking for multiple vehicles and leading to a double garage. A low-maintenance front garden sets the home back nicely from the road. To the rear and side, the bungalow enjoys a charming garden with mature plants and shrubs, all perfectly positioned to take full advantage of the outstanding rural views.

Hallatrow is a charming small village in Bath and North East Somerset. It sits at the foothills of the Mendip Hills, surrounded by rolling countryside and scenic rural landscapes making it an appealing location for those who enjoy peaceful village life with easy access to nature and outdoor walks.

The village benefits from a strong sense of community and attractive local character, with amenities including a local pub and further everyday services and shops in nearby villages such as High Littleton, Paulton and Midsomer Norton. Larger centres like Bath and Bristol are within comfortable reach, offering a wider choice of facilities, transport links, dining and entertainment.

Hallatrow's rural setting, historic roots, and proximity to countryside footsteps make it a desirable spot for village living in South West England.

ENTRANCE HALL

A uPVC front door opens into a spacious hallway featuring practical laminate flooring. There is ample storage, including a coats cupboard and an additional cupboard housing the combi boiler. Loft access is also available from the hallway.

RECEPTION / DINING AREA 5.16 max x 3.45 (16'11" max x 11'3")

A double glazed window to the front allows for plenty of natural light, complemented by laminate flooring and two wall mounted radiators. This is a fantastic space for entertaining, with an opening through to the kitchen and open shelving connecting the two areas.

SITTING ROOM 5.14 x 4.83 max (16'10" x 15'10" max)

A large double glazed window to the rear offers outstanding views across the countryside, while two further double glazed windows to the front flood the room with natural light, creating a wonderfully bright and airy space. The room features laminate flooring, a coved ceiling, and a radiator. A wood burning stove with a stone surround and hearth provides a stunning focal point, adding warmth and character to the room.

SUN ROOM 3.91 x 2.62 (12'9" x 8'7")

Located just off the kitchen, this versatile room offers additional flexible living space. Double glazed French doors open out to the garden, enjoying lovely views and allowing plenty of natural light to flow in. A radiator completes the room.

KITCHEN 3.96 x 3.37 (12'11" x 11'0")

A delightful kitchen with dual aspect double glazed windows, both taking full advantage of the wonderful views on offer. There is a good range of cream wall and base units, incorporating a mixture of cupboards and drawers, complemented by laminate worktops with matching upstands. An inset one and a half bowl sink with drainer and mixer tap sits beneath the window.

Built-in appliances include a Neff electric oven and matching Neff electric hob, a stainless steel cooker hood, dishwasher, eye level microwave, and a built under fridge and freezer. The kitchen is finished with laminate flooring and ceiling spotlights.

UTILITY LOBBY

Utility space with plumbing for a washing machine, complete with shelving and a high level cupboard above for additional storage. A uPVC door provides direct access to the garden.

BEDROOM 4.07 to wardrobes x 3.02 (13'4" to wardrobes x 9'10")

A double window with a front aspect fills the room with natural light, complemented by a radiator for warmth. One full wall is dedicated to built-in wardrobes with sliding doors, two of which are mirror-fronted, providing excellent storage while enhancing the sense of space.

BEDROOM 3.17 2.19 (10'4" 7'2")

Double glaze window with a side aspect. Radiator.

BEDROOM 3.57 x 3.04 (11'8" x 9'11")

A double glazed window to the rear provides natural light and garden views. The room features built in wardrobes with matching side cabinets, creating a cohesive storage solution. It is open to an adjoining ensuite, enhancing flow and versatility.

ENSUITE 1.87 x 1.74 (6'1" x 5'8")

A well presented bathroom featuring a double glazed frosted window to the side. There is a corner shower cubicle with sliding glass doors and an electric shower, alongside a vanity unit with a white bowl sink and mixer tap. The room also includes a matching enclosed coupled toilet, a chrome heated towel rail, and a mirrored wall cupboard. Walls and floor are fully tiled for a clean, modern finish.

SHOWER ROOM 1.89 x 1.82 (6'2" x 5'11")

A double glazed frosted window provides privacy and natural light in this modern bathroom. It features a walk in shower with a glass screen and thermostatic shower, complemented by contemporary counterparty wall tiles for a high quality finish. A vanity sink with mixer tap, toilet, and chrome heated towel rail complete the space, along with ceiling spotlights enhancing the sleek, modern feel.

OUTSIDE

DOUBLE GARAGE 5.70 x 4.94 (18'8" x 16'2")

A double garage with two doors one manual up and over and one electric plus a personal door to the rear. Windows provide natural light, and internally there is power and lighting. An internal divide separates the two garage spaces, with an opening allowing access between both sides.

FRONT AREA

Entry through wooden gates leads to a large block-paved driveway with space for multiple cars and access to the garage. A pathway guides you to the front door, while an iron gate provides access to the garden. Directly in front of the bungalow is a low-maintenance garden, set back from the road, featuring some mature plants, shrubs, and trees..

REAR / SIDE GARDEN

This property is truly a gem, boasting some of the most beautiful distant hill views, which can be enjoyed throughout the garden. The garden has been thoughtfully zoned, featuring a decked area perfect for relaxing or alfresco dining. The current owners have a charming seat (not included in the sale) positioned to take full advantage of the fields and views. There is also a patio area directly outside the sunroom, while the remainder of the garden is laid with stone chips, interspersed with flower beds and borders filled with wonderful plants and shrubs for a gentle meandering experience. An outside tap and water butts provide practical watering solutions.

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
Mobile phone. EE O2 Three Vodafone. All good outside coverage
Broadband. Ultrafast 1000 mps Source Ofcom
Property is within a coal mining reporting area

