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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Avon Bank, 560 Bath Road, Saltford, Bristol, BS31 3JN



Price Guide £650,000

A substantial double bay fronted Victorian semi detached house in an elevated position with a large garden.

- Victorian features successfully fused with modern fittings
- An ideal family home with excellent room sizes
- Vestibule and hallway
- 3 Large reception rooms
- 27ft kitchen/dining room
- Utility room and downstairs cloakroom/WC
- 4 Double bedrooms
- Ensuite shower room to main bedroom and family bathroom
- Large mature garden with views
- Garage & parking



Avon Bank, 560 Bath Road, Saltford, Bristol, BS31 3JN

Avon Bank is a substantial late Victorian semi detached house set in an elevated position on Bath Road enjoying a sylvan outlook to the front set in a large mature garden. The accommodation is set across two floors with an unexploited loft area ripe for conversion (subject to the usual consents). This is a fine family home with excellent room sizes packed with features of its period including deep skirting boards, panelled doors, high ceilings, cornice work and period fireplaces.

On the ground floor the accommodation is approached through a vestibule to a traditional hallway with three large reception rooms each with feature fireplaces and 27ft long open plan kitchen/dining room with a range of modern units and a fireplace with a wood burning stove in the dining area. Beyond the kitchen lies a utility room and cloakroom with WC. The upper floors have four double bedrooms, the main forward facing bay fronted bedroom has an ensuite shower room, the other rooms are served by a modern family bathroom.

On the outside, there is a mature front garden and large rear garden with a secluded courtyard terrace immediately at the rear of the property and further thoughtfully landscaped outdoor seating areas and traditional landscaped garden. At the top of the plot fine views can be enjoyed towards Kelston Roundhill and surrounding countryside. The property has a large garage and off street parking situated just opposite in The Shallows. The attractive riverside area of Saltford is within easy reach with its local pubs, the Bristol- Bath cycle path and endless riverside and country walks. The village centre has a range of shops and amenities under half a mile away. Bus stops offering excellent transport links to Bristol and Bath are just a few steps from the property.

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

Panelled entrance door with fan light above leading to

LOBBY/VESTIBULE

Stone tiled floor, corniced ceiling, glazed inner door and side screen with attractive coloured leaded glazed panels above to.

ENTRANCE HALL

Staircase to first floor with turn newel posts and spindles, understairs shoe cupboard, walk in understairs cupboard, half panelled walls, corniced ceiling and light rose.

SITTING ROOM 4.95m into bay x 4.09m (16'2" into bay x 13'5")

Double glazed bay window to front aspect with coloured leaded glazed top lights and plantation shutters. Beautiful Victorian fireplace with enclosed wood burning grate and tiled slips. Corniced ceiling and light rose, picture rail, radiator.

DINING ROOM 3.69m x 3.64m (12'1" x 11'11")

Used as a further living space with a double glazed window to the rear aspect, attractive period fireplace with tiled slips and open grate, corniced ceiling, light rose, picture rail, radiator.

STUDY/SNUG 3.96m x 2.88m (12'11" x 9'5")

Double glazed window to the front aspect with leaded coloured top lights and plantation shutters. Attractive fireplace with brick grate, adjacent alcove cupboard and open shelving. Picture rail, radiator.

OPEN PLAN KITCHEN/DINING ROOM 8.50m x 3.33m widening to 3.75m (27'10" x 10'11" widening to 12'3")

A lovely bright and practical family living space with oak flooring. The dining area has a fireplace with a Bath stone surround, flagstone hearth and wood burning stove. Feature vertical radiator. The kitchen area is furnished with a range of modern wall and floor units providing drawer and cupboard storage space with solid wood work surfaces and tiled surrounds. Island unit with cupboards and granite work top with an inset Belfast sink with pillar tap. Plumbing for dishwasher. Breakfast bar overhang. Tiled recess with black Lacanche range cooker. Vaulted ceiling and two double glazed velux windows and down lighters. Double glazed french doors and window leading to a courtyard terrace.

UTILITY ROOM 2.62m x 1.41m (8'7" x 4'7")

Double glazed window, appliance space and plumbing for washing machine. Wall mounted Worcester gas fired boiler. Radiator.

CLOAK/WC

WC and corner wash basin with tiled splashback.

FIRST FLOOR

LANDING

Approached by a turning staircase from the ground floor. Access to roof space.

BEDROOM 5.0m into bay x 3.86m (16'4" into bay x 12'7")

Double glazed bay window to front aspect with sylvan outlook and countryside views. Fitted plantation shutters. Corniced ceiling and picture rail. Columned radiator.

ENSUITE SHOWER ROOM (included in measurements)

White suite with chrome finished fittings comprising wc with concealed cistern, wash basin in vanity unit with cupboard beneath, fully tiled oversized shower enclosure with electric independent shower. Mirror with downlighters.

BEDROOM 3.94m x 2.67m (12'11" x 8'9")

Double glazed window overlooking the rear garden, columned radiator, cast iron fireplace, picture rail and corniced ceiling.

BEDROOM 2.98m x 3.31m (9'9" x 10'10")

Double glazed window overlooking the rear garden, columned radiator, picture rail. Built in wardrobes and vanity unit with wash basin (included in measurements).

BEDROOM 2.96m x 2.96m (9'8" x 9'8")

Double glazed window to front aspect with sylvan outlook, columned radiator, corniced ceiling, tiled fireplace.

FAMILY BATHROOM

Double glazed window to side aspect, tiled floor and fully tiled walls. White suite with chrome finished fittings comprising wc, wash basin set in vanity unit with mixer tap and cupboard beneath, bath with side mounted mixer tap and bath mounted screen with thermostatic over bath shower with rain head and hand held shower fitments. Heated towel rail.

OUTSIDE

FRONT

To the front of the property there is a stone boundary wall to Bath Road with double wrought iron gates and steps leading to the front door which is at the side of the house. The front garden is laid to lawn with mature hedging and shrubs.

REAR GARDEN

Immediately beyond the kitchen is a block paved courtyard terrace with outside tap, light and timber shed. Beyond, lies a large mature garden which is partly terraced with cultivated vegetable beds with a lovely magnolia tree. To one side is a decked and paved sun terrace with shallow steps leading to a further paved terrace with a timber pergola. The garden continues with extensive lawns, trees and mature hedging. There is a large timber shed with power. At the far end of the plot is a more natural area where lovely far reaching views can be enjoyed towards Kelston Roundhill and surrounding countryside.

GARAGE & PARKING 6.0m x 3.10m (19'8" x 10'2")

This is found in The Shallows just opposite the property. The garage has a tiled mono pitched roof and is approached through double doors with a storage deck and power and light connected. To the front of the garage there is an area for off street parking.

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

All mains services are connected. Electricity for the garage is on a separate supply serving the block of garages with the bill being shared with neighbours. Local council is BANES. Ultrafast broadband available - 1000 Mbps- Source Ofcom. Mobile coverage - EE & Vodaphone is good, O2 & Three is variable. Source- Ofcom.

