

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(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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Torcross 14 Manor Road, Saltford, Bristol, BS31 3DL



Price Guide £650,000

An individual 1930's detached house set on a corner plot and offering scope for some updating. Enjoying a very convenient position with easy access to local amenities.

- Available with no upward sales chain
- Well proportioned accommodation with scope for extension if required & subject to necessary consents
- Spacious porch & entrance hall
- Two separate reception rooms
- Kitchen & Utiltiy room
- Three double bedrooms
- Bathroom
- Ample off street parking
- Detached double length garage
- Westerly facing rear garden

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Torcross 14 Manor Road, Saltford, Bristol, BS31 3DL

Torcross is an individual detached house believed to date from the 1930's which has been in the same ownership for many years and is now available to the market with no upward sales chain. Although ready to move into the house has scope for general updating and the potential to extend to the side and rear, subject to necessary consents.

Internally the property offers generous room sizes approached through a large porch to a hallway with a feature decorative tiled floor. There are two separate reception rooms both of good size in addition to a kitchen, side porch/utility room and downstairs WC. The first floor has three double bedrooms and a bathroom. On the outside lies an extensive block paved driveway and parking area approached through double wrought iron gates from Manor Road while to the rear of the property is a detached double length garage with remote controlled electric entrance door. The rear garden has the advantage of a westerly facing aspect.

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.

In fuller detail the accommodation comprises (all measurements are approximate):

GROUND FLOOR

Double glazed leaded doors and side panel leading to

PORCH 2.84m x 1.68m (9'3" x 5'6")

Quarry tiled floor, glazed entrance door and internal leaded window to

HALLWAY 3.20m x 2.87m (10'5" x 9'4")

Feature decorative tiled floor, turning staircase to first floor, understairs storage cupboard.

SITING ROOM 4.31m x 3.78m (14'1" x 12'4")

Leaded double glazed window to front aspect, reconstructed stone fireplace with open grate, radiator, internal leaded window to porch.

DINING ROOM 3.85m x 3.77m (12'7" x 12'4")

Sliding double glazed patio door to rear garden, gas fire, radiator.

KITCHEN 2.95m x 2.83m (9'8" x 9'3")

Double glazed window overlooking the rear garden, radiator, deep recess with space for fridge/freezer and wall hung Vaillant gas fired boiler. The kitchen is furnished with a range of wall and floor units with contrasting worksurfaces and fully tiled walls. Inset one and a quarter stainless steel sink unit with mixer tap, plumbing for dishwasher, door and internal window to

SIDE PORCH/UTILITY ROOM 4.7m x 0.88m (15'5" x 2'10")

Plumbing for washing machine and further appliance space. Double glazed door and window to side aspect. Door to cloakroom.

DOWNSTAIRS CLOAKROOM

With WC.

FIRST FLOOR

LANDING

Access to loft, double glazed window at half landing level.

BEDROOM 4.29m x 3.77m (14'0" x 12'4")

Leaded double glazed windows to front and side aspects, radiator.

BEDROOM 3.84m x 3.77m (12'7" x 12'4")

Double glazed window overlooking the rear garden, radiator, wash basin with vanity cupboard beneath.

BEDROOM 2.97m x 2.85m (9'8" x 9'4")

Double glazed window overlooking the rear garden, radiator.

BATHROOM

Fully tiled walls, double glazed window to side aspect, radiator. Suite comprising bath with mixer tap incorporating shower attachment, wc and wash basin.

OUTSIDE

FRONT GARDEN

The property is set on a corner plot with a walled boundary to Manor Road and a screening hedge behind. Double wrought iron gates provide the approach to an extensive block paved parking and turning area with lawn and cultivated borders with trees and shrubs. The driveway continues to the side of the property where it leads to the

DOUBLE LENGTH GARAGE 8.67m x 2.78m (28'5" x 9'1")

Approached through an electric remote controlled folding entrance door. Power and light connected and double glazed window.

REAR GARDEN approximately 14m deep (parroximately 45'11" deep)

The garden is level and west facing, comprising a paved patio immediately to the rear of the property beyond which it is laid to lawn.

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.

TENURE

The property is understood to be freehold but the title is presently unregistered.

ADDITIONAL INFORMATION

It should be noted that planning consent has been granted in the rear garden for the construction of a 2 bed detached dormer bungalow with access from Claverton Road. The land is being sold separately.

Services - Mains water, drainage, electricity & gas

Broadband - Ultrafast 1000Mbps available (Source - Ofcom)

Mobile - Voice & Data coverage likely from EE and O2. Voice coverage only likely available from Vodafone and Three (Source - Ofcom)

