

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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25 Anson Close, Saltford, Bristol, BS31 3DY



£525,000

- A Wimpey built detached house significantly extended on the ground floor enjoying a sought after cul de sac location with a wedge shape rear garden and an enviable south westerly aspect.
- Substantially extended on the ground floor
  - Entrance hall
  - Large living room with double doors opening onto the rear garden
  - Separate dining room
  - Kitchen/breakfast room
  - Utility & downstairs WC
  - 3 Bedrooms & Bathroom
  - Driveway parking & garage
  - Good size south westerly facing rear garden
  - No upward sales chain.



## 25 Anson Close, Saltford, Bristol, BS31 3DY

This modern detached house was built at the end of the 1970's by Wimpey and enjoys an enviable location in a sought after cul de sac close to open countryside and Saltford Primary School. The property has been substantially extended on the ground floor which has transformed the amount of living space from the original design and it now boasts a large living room at the rear of the house with double doors opening on to the garden as well as a good size separate dining room. In addition there is a kitchen/breakfast room, utility room and downstairs cloakroom with wc. The first floor has three bedrooms and a family bathroom. Whilst we regard the property ready to move into, there is scope for some cosmetic updating to suit individual requirements.

On the outside the property is approached from Anson Close which is one of the most sought after cul de sacs in the immediate location and number 25 is tucked away at the end of the cul de sac hammer head, driveway parking and garage to the front and a good size wedge shaped rear garden with a good degree of privacy and an enviable south westerly facing aspect.

The primary school is close by and the Bath Road with its range of local shops including Tesco Express, pharmacy, doctors surgery, library, post office, hairdressers and excellent public transport links to Bristol and Bath is within easy walking distance. The cities of Bristol and Bath are readily commutable and the nearby town of Keynsham has a wider range of day to day facilities including a railway station and a Waitrose food store approximately 1.6 miles away. Saltford has a very popular 18 hole golf course which is within walking distance.

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

### GROUND FLOOR

#### ENTRANCE PORCH

uPVC framed and double glazed, double glazed inner door and side screen leading to

#### HALLWAY

Tiled floor, radiator, double glazed window to side aspect, staircase rising to first floor with cupboard beneath. Separate built in storage cupboard.

#### LARGE LIVING ROOM 6.71m to max x 5.17m (22'0" to max x 16'11")

Situated at the rear of the property with two pairs of double glazed doors opening onto the rear garden. Classical style fire surround with electric fire. wood flooring. Radiator. Glazed double doors to

#### DINING ROOM 4.24m x 3.24m (13'10" x 10'7" )

Double glazed window to front aspect, door to hallway, wood flooring, radiator.

#### KITCHEN/BREAKFAST ROOM 4.31m x 2.86m (14'1" x 9'4")

Double glazed window to rear aspect and double glazed door to outside. Tiled floor, radiator. The kitchen is furnished with a range of wall and floor units providing drawer and cupboard storage space with beech block style work surfaces and tiled surrounds, Inset one and a quarter bowl sink unit with mixer tap. Built in four ring stainless steel gas hob with extractor above and eye level double oven. Wall mounted glazed display cupboards. Cupboard concealing Vaillant gas fired combination boiler.

#### UTILITY ROOM 2.80m x 2.51m (to max) (9'2" x 8'2" (to max))

Double glazed window to front aspect, tiled floor, radiator. Fitted floor cupboard with work surface above and inset circular stainless sink with mixer tap. Plumbing for automatic washing machine.

#### CLOAKROOM/WC

Double glazed window to side aspect. Tiled floor and half height wall panelling. Suite comprising wc and wash basin with tiled splashback.

### FIRST FLOOR

#### LANDING

Access to roof space. Double glazed window to side aspect.

#### BEDROOM ONE 4.23m x 3.18m (13'10" x 10'5")

Double glazed window to rear aspect, radiator, built in wardrobes to one wall (included in measurements).

#### BEDROOM TWO 4.26m x 2.99m (13'11" x 9'9")

Double glazed window to front aspect. Radiator.

#### BEDROOM THREE 2.85m x 2.09m (9'4" x 6'10")

Double glazed window to front aspect. Radiator. Bulkhead cupboard and drawers (included in measurements).

#### BATHROOM 3.0m x 1.87m (9'10" x 6'1")

Double glazed window to rear aspect, ceiling mounted downlighters. White suite comprising wc, pedestal wash hand basin and bath with side mounted mixer tap incorporating shower attachment. Heated towel rail.

### OUTSIDE

To the front of the property there is a concrete and block paved driveway providing parking off street and leading to

#### ATTACHED GARAGE 5.56m x 2.73m (18'2" x 8'11")

Up and over entrance door, power and light connected, window and personell door.

#### REAR GARDEN max width 17.5m x 9m widening to 2.50m (max width 57'4" x 29'6" widening to 8'2")

An attractive feature of the property, the garden has a wedge shape with a south westerly aspect. It is level and enclosed with a gated side access leading to the front of the property. An outside tap and light are provided. The garden comprises a paved patio terrace with ornamental pond and rockery, lawn and borders with shrubs and trees together with a gravelled area to one side.

#### TENURE

Freehold.

#### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://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.

#### AGENTS COMMENTS

The property has leased solar panels. We understand there is approximately 13 years remaining on the agreement.

