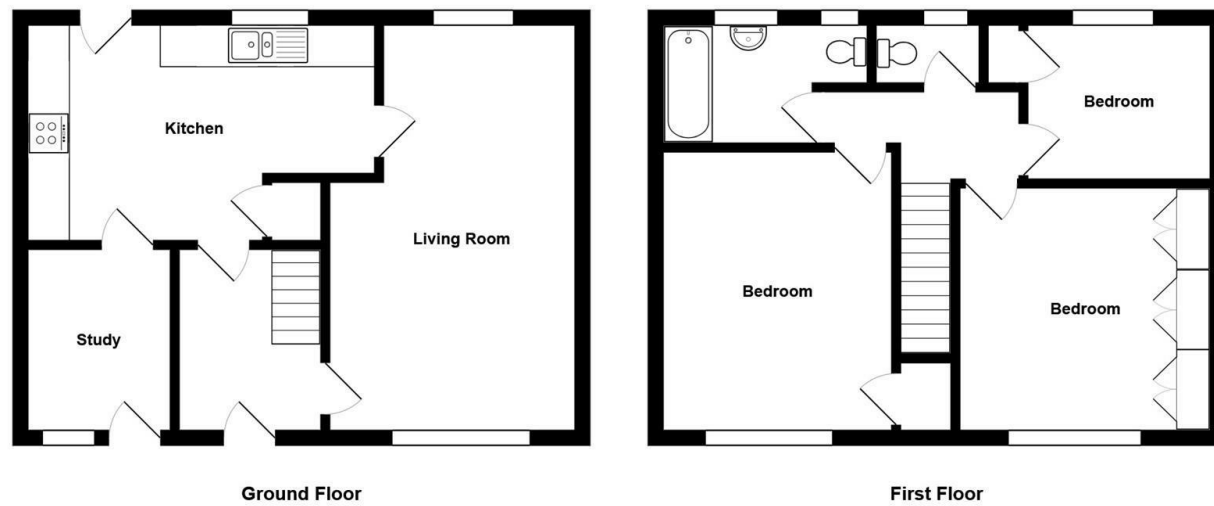


489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 97.4 m² ... 1049 ft²
All measurements are approximate and for display purposes only.



£350,000

A well situated three bedroom terraced house with a southerly facing rear garden. An ideal family home.

- Well presented light and spacious family accommodation
- Double glazed windows and doors and gas fired central heating
- Entrance hall
- Lounge/dining room
- Kitchen/breakfast room
- Utility/study/potential bedroom four
- Three bedrooms
- Bathroom with separate wc
- Walled front garden
- Good size southerly facing rear garden

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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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.



13 Chelwood Road, Saltford, Bristol, BS31 3BU

This well situated terraced property overlooks playing fields and countryside to the front and enjoys a convenient position close to Saltford Hall, Sports and Tennis Club and is within walking distance of the hub of the village on the A4 with its shops and excellent transport links.

The accommodation is well presented throughout with generous room sizes and is light and spacious in nature, ideal for a growing family. There is potential to enlarge the ground floor accommodation if required through a rear extension given the good size of the enclosed south facing rear garden. To the front there is a walled garden with potential to create off street parking if required, subject to obtaining necessary consents. Presently there is unrestricted on street parking outside the house.

The property is approached through an entrance hall to a lounge/dining room spanning the depth of the property and a good size well appointed kitchen/breakfast room. In addition there is a useful room presently used as a utility space but equally suitable as a study and possible an occasional fourth bedroom. On the first floor are three bedrooms, a bathroom with a three piece suite of bath, wc and wash basin as well as a useful separate cloakroom with wc.

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 all, an excellent opportunity to purchase a family home in a sought after location.

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

GROUND FLOOR

Double glazed entrance door and side panel with leaded glazing leading to

HALLWAY

Staircase to first floor with cupboard beneath, radiator, connecting doors to lounge/dining room and kitchen.

LOUNGE/DINING ROOM 5.92m x 3.63m (19'5" x 11'10")

Double glazed window to front and rear aspects, radiator.

KITCHEN/BREAKFAST ROOM 5.15m x 3.17m (16'10" x 10'4")

Double glazed windows to rear aspect and double glazed door to garden. Tiled floor, understairs cupboard. The kitchen is furnished with an extensive range of oak fronted wall and floor units providing drawer and cupboard storage space with rolled edged work surfaces and tiled surrounds. Inset one and quarter bowl stainless steel sink with mixer tap. Built in hob with extractor above and oven. Plumbing for washing machine.

UTILITY ROOM 2.66m x 2.09m (8'8" x 6'10")

Double glazed leaded door to front aspect and double glazed window. Presently used as a utility space but equally could be used as a study or occasional fourth bedroom.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 4.13m x 3.38m (13'6" x 11'1")

Double glazed window to front aspect overlooking playing fields and countryside. Deep shelved cupboard (excluded from measurements) containing Valliant gas fired combination boiler. Radiator.

BEDROOM 3.28m x 3.57m (10'9" x 11'8")

Double glazed window to front overlooking playing fields and countryside, radiator. Built in wardrobes to one wall (excluded from measurements).

BEDROOM 2.70m x 2.30m (8'10" x 7'6")

Double glazed window overlooking the rear garden. Radiator, built in wardrobe (excluded from measurements).

BATHROOM 3.02m to max x1.75m (9'10" to max x5'8")

Two double glazed windows to rear aspect. White suite comprising bath, pedestal wash basin with tiled surrounds and low level wc. Radiator.

SEPARATE CLOAKROOM/WC

A useful addition, with low level wc and double glazed window to rear aspect.

OUTSIDE

FRONT GARDEN

A walled garden laid to lawn with a pedestrian pathway leading to the front door. There is scope here to create off street parking as neighbouring properties have done subject to obtaining necessary consents.

REAR GARDEN 20m deep x 8.3m wide (65'7" deep x 27'2" wide)

A level southerly facing garden enclosed by timber fencing with a patio area and laid predominately to lawn. Outside tap and light. A larger than average timber shed/workshop 3.50m x 2.88m and a smaller timber garden shed are included.

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.

ADDITIONAL INFORMATION

Local Authority - Bath And North East Somerset Council.

All mains services available and connected.

The property is a rebuilt former PRC house. The Vendors have paperwork from the consulting engineers who worked on the project during the 1980's confirming they oversaw the building works.

Mobile Coverage - Good Externally via 3, O2, Three & Vodafone. Good Internally via EE & 3 (source - ofcom)

Broadband - Ultrafast 1000Mbps available (source - ofcom)

