

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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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2 Copse Road, Saltford, Bristol, BS31 3TH



Total Area: 174.5 m² ... 1879 ft² (excluding garage)  
All measurements are approximate and for display purposes only.



£670,000

An impressive semi detached four double bedroom home offering exceptional living space in a private road and available with no onward chain.

- Situated in a private road
- Four double bedrooms
- Two ensuite bathrooms
- Wow factor kitchen diner / Breakfast room
- Two separate reception room
- No onward chain
- Pretty enclosed rear garden
- Garage
- Located on the outskirts of Saltford

www.daviesandway.com  
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
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## 2 Copse Road, Saltford, Bristol, BS31 3TH

Welcome to this charming property located on Copse Road in the picturesque village of Saltford, Bristol. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with the family. With four bedrooms and three bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

Situated on a private road, this property offers a sense of exclusivity and tranquillity. There is parking for plenty of vehicles and a garage ensures convenience for you and your guests. The house is deceptively spacious, providing more room than meets the eye, making it a perfect family home.

The stunning kitchen diner is the heart of this home, where you can enjoy cooking and enjoy them with friends and family. French doors lead out to the garden making this the ideal set up for alfresco entertaining. On a more practical note there is a cloakroom and a utility room completing the ground floor. The first floor offers four bedrooms all of which are generously sized with two of them benefiting from an ensuite and offering a peaceful retreat at the end of the day.

The well-maintained enclosed rear garden is a lovely space to unwind, have a barbecue, or simply enjoy some relaxation.

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

### GROUND FLOOR

#### HALLWAY

Entry is via a designer wooden door with a transom above. The hallways are deceptively spacious and have a coved ceiling with ceiling spot lights. Two useful cupboards are ideal for storage and coats with one benefiting from a rail and one housing the electric trip switches. Both benefit from a light. The staircase leads to the first floor.

#### SITTING ROOM 4.52 into a bay x 3.67 (14'9" into a bay x 12'0")

A lovely double glazed bay with generous sized windows allowing light to flood in. There is a gas feature fire place set in the recess of the chimney with black hearth and surround. There are television, satellite and phone points. Coved ceiling. Radiator.

#### REAR RECEPTION 3.78 x 3.67 (12'4" x 12'0")

Double glazed French doors with double glazed windows above lead out to a patio area. Coved ceiling. Television, Satellite and phone points.

#### CLOAKROOM 2.04 x 1.09 (6'8" x 3'6")

Toilet with tiles behind. Pedestal basin with a tile splashback. Heated towel rail. Vinyl flooring. Shaver point.

#### KITCHEN / DINER / BREAKFAST ROOM 4.13 ext to 4.93 x 6.76 (13'6" ext to 16'2" x 22'2")

A real wow factor and a wonderful place to entertain. Cream wall and base units with cupboards and drawers with practical corner carousel units for easy access and black finish laminate worktops and a black one and half sink and drainer inset with a mixer tap. This complements the black glass splashbacks. The kitchen benefits from plenty of built-in appliances including a Bosch fridge freezer, Siemens stainless steel microwave, Siemens dishwasher and a stainless steel cooker hood. There is also space for a range style cooker. The clever layout includes a twin level breakfast bar. There are black tiles throughout the kitchen diner space and flow into the utility room. Light flows into the room via a double glazed window and double glazed French doors with further double glazed windows each side, and ceiling lighting is via ceiling spot lights and under wall cabinet lights. A door leads to the

#### UTILITY ROOM 2.99 x 2.35 (9'9" x 7'8")

A generous space which in design matches the kitchen with cream cabinets and black worktops and a black inset sink with drainer and a mixer tap. The tile floor matches and flows in from the kitchen diner. Ceiling spot again provides light with a double glazed window to the side of the house for natural light. Plumbing for a washing machine is also provided.

### UPSTAIRS

#### LANDING

The staircase leads up to the landing with a painted wood balustrade and spindles to a split landing taking you to the bedroom accommodation. There is a useful storage cupboard and a loft access. Light is via ceiling spot lights.

#### BEDROOM 1 4.53 into bay x 3.67 (14'10" into bay x 12'0")

A generous double glazed bay window allows light to flood in. Built-in

furniture offers a mixture of storage including wardrobes with a selection of storage solutions inside and a further built-in drawers and side table. Lighting is via ceiling spot light and pelmet lights on the built-in wardrobe. A door leads into the

#### ENSUITE 1.69 ext to 1.97 x 2.39 (5'6" ext to 6'5" x 7'10")

Double glazed frosted window. Corner shower. Pedestal basin. Toilet. Part tiled walls and vinyl flooring. Vertical radiator.

#### BEDROOM 2 3.79 x 3.69 (12'5" x 12'1")

Double glazed window with a rear aspect. Ceiling spot lights. Radiator. Built-in wardrobes with a mixture of internal storage solutions of shelves and hanging space.

#### BEDROOM 3 3.63 max x 4.05 (11'10" max x 13'3")

Coved ceiling. Ceiling spot lights. Double glazed window. A door leads to

#### ENSUITE 2.39 x 1.20 (7'10" x 3'11")

Double glazed frosted window. Shower cubicle. Part tiled walls. Wall mounted sink. Toilet. Vertical radiator. Ceiling spot lights. Coved ceiling.

#### BEDROOM 4 3.51 to wardrobes x 2.60 (11'6" to wardrobes x 8'6")

Double glazed window with rear aspect. Ceiling spot lights. Coved. Sliding black frame doors with frosted glass opens up to storage of shelves and hanging space.

#### BATHROOM 2.74 x 2.38 (8'11" x 7'9")

Double glazed frosted window. Bath and a separate shower. Wall mounted basin. Toilet. Part tiled with grey mosaic tiling. White floor tiles. Heated towel rail. Coved ceiling with spot lights.

### OUTSIDE

#### REAR GARDEN

A lovely outside space to enjoy. There is a large patio area to enjoy. This leads onto an area of flower bed with plants and shrubs and a lawned area. There is a feeling of privacy and seclusion with mature shrubs and fencing. A pergola is situated towards the back of the garden with a mature wisteria entwined on it. Behind this is a garden shed. To the side of the property is a gate offering side access.

#### FRONT GARDEN

There is a wooden personal gate which leads to a block pathway taking you to the front door and a matching driveway which is accessed via a wooden five-bar gate. The centre of the garden is laid to lawn with pretty flower beds surrounding it.

#### TENURE

Freehold. Subject to a rent charge of £5.25 per year

#### 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 F. 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. Electric. Gas. Mains water and drainage Broadband. Ultrafast 1000mps Source Ofcom Mobile phone signal EE likely O2 Vodafone limited source Ofcom Property is subject to probate

