

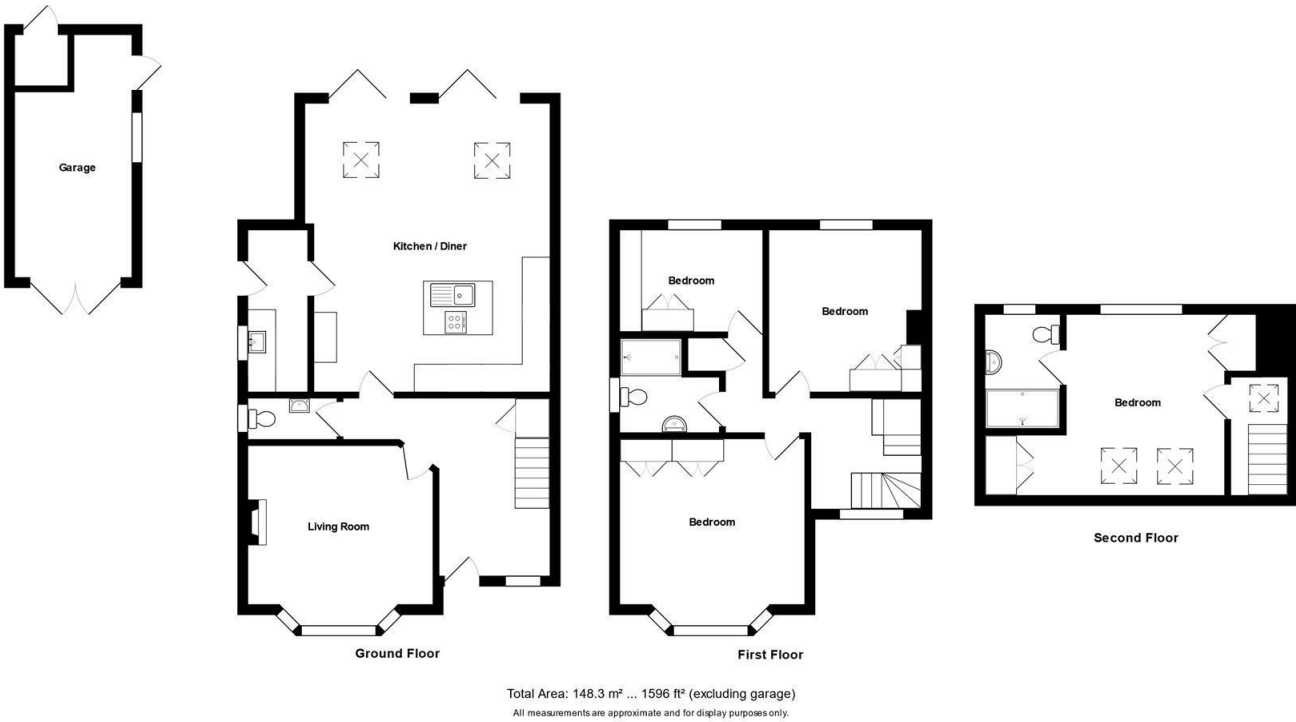
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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10 Boyd Road, Saltford, Bristol, BS31 3AP



£675,000

A beautifully presented Voisey built four bedroom extended semi detached house of a very popular design in sought after area of Saltford.

- Classic bay fronted house of the immensely popular "halls adjoining" design
- Beautifully presented throughout and updated to a high standard
- Entrance hall & downstairs cloak/wc
- Extended kitchen diner/family room with centre island and bi fold doors to the rear
- Two shower rooms one off the master bedroom
- Generous fourth bedroom loft conversion
- Separate utility room
- Beautifully maintained enclosed rear garden with a raised patio/seating area
- Garage with parking in front and an electric car charge point
- Located in a sought after location

www.daviesandway.com  
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# 10 Boyd Road, Saltford, Bristol, BS31 3AP

Nestled in sought-after Boyd Road, Saltford, this stunning semi-detached house boasts four bedrooms and two shower rooms, making it an ideal family home.

Step inside to discover a beautifully presented interior that has been updated to a high standard, offering a modern and stylish living space. The highlight of the property is the extended kitchen diner/family room, complete with a centre island and bi-fold doors leading to the rear garden. Imagine hosting gatherings with loved ones in this inviting space, filled with natural light and warmth.

Speaking of the garden, the beautifully maintained enclosed rear garden is a true gem, featuring a raised patio/seating area perfect for al fresco dining or simply unwinding after a long day.

Convenience is key with a garage and parking in front, along with an electric car charge point, catering to the needs of the environmentally conscious.

Located in the popular area of Saltford, this property offers not just a home, but a lifestyle. Don't miss the opportunity to make this house your own and enjoy the best of what Saltford has to offer.

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

### ENTRANCE HALL

Staircase rising to first floor with storage cupboard underneath. Double glazed frosted front window. Traditional style radiator. Stunning parquet flooring.

### SITING ROOM 4.13 into bay x 4.08 (13'6" into bay x 13'4")

Large bay window letting plenty of natural light flood in with a traditional radiator underneath. The parquet flooring continues into the room from the hallway. Wood burner with a stone surround and hearth. built in shelves in the alcove with a cupboard underneath.

### CLOAKROOM

Vanity sink with a matching enclosed coupled toilet. Double glazed frosted window with side aspect. Heated towel rail. Parquet flooring. Wall lights. Heated towel rail

### KITCHEN / DINER / FAMILY ROOM 6.55 x 5.26 extend to 5.30 (21'5" x 17'3" extend to 17'4")

This really is the heart of the home and offers a fantastic entertaining space. The kitchen has a range of cream wall and base units offering excellent storage including cupboards, drawers and a larder unit. The centre island offers further storage and has black granite worktops which match the worktops of the base units. The centre island also features a gas hob, space for a dishwasher and an inset stainless sink with a mixer tap. Above the island is an extractor fan. The quality finish continues with a built in AEG oven and under cupboard lighting. The dining area has a vaulted ceiling with two skylights giving a further feeling of space and light with bifold doors across the back of the property overlooking the garden. Radiator and a vertical radiator.

### UTILITY ROOM 3.56 x 1.32 (11'8" x 4'3")

Double glazed frosted door provides side access. Double glazed window and a further window. Base unit for storage with black laminate worktop with an inset stainless steel sink and space underneath for a washing machine. Worcester wall mounted boiler. Ceiling spot lights.

## FIRST FLOOR

### LANDING

Staircase from the ground floor and further stairs lead up to the second floor. Cupboard and eaves storage.

### BEDROOM 4.26 into bay x 4.06 (13'11" into bay x 13'3")

Double glazed bay window. Built in wardrobes and storage. Radiator.

### BEDROOM 3.58 x 3.32 (11'8" x 10'10")

Double glazed window with rear aspect, Built in wardrobe. Radiator.

### BEDROOM 3.24 x 2.40 (10'7" x 7'10")

Double glazed window. Built in wardrobes and dressing table. Radiator.

### SHOWER ROOM 2.30 x 2.09 (7'6" x 6'10")

Walk in shower with a glass screen and built in shelf, vanity sink with matching enclosed coupled toilet. Parquet flooring. Chrome heated towel rail. Ceiling spot lights

## SECOND FLOOR

### LANDING

Staircase leads up to the second floor with two large skylights.

### BEDROOM 3.99 x 3.54 extends to 4.76 (13'1" x 11'7" extends to 15'7")

Double glazed window to rear and two skylights. Built in wardrobes and eaves storage.

### ENSUITE SHOWER ROOM

Shower with sliding glass door. vanity sink with high quality white surfaces and an inset white sink. Tiled floor and part tiled walls. Double glazed frosted window. Chrome heated towel rail. Ceiling spot lights.

## OUTSIDE

### REAR GARDEN

Raised patio area directly outside the patio doors making a great entertainment space. A couple of steps leads down to the garden which is laid mainly to lawn with a pathway and flower borders. Side access via a gate. To the rear of the garage are a couple of storage rooms. External power socket.

### FRONT OF PROPERTY

There is a dwarf wall to the front with hedging to the side and a lawned area. A metal gate opens to a pathway which leads to the front door. Further gates lead to the driveway which leads to the garage. There is an electric car charging point to the front of the property.

## 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 assessmen

## ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset

All mains services.

Broadband. Ultrafast 1000 mps

Mobile phone signal external. EE O2 Three Vodafone. All likely

