

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

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

39 Boyd Road, Saltford, Bristol, BS31 3AU



Total Area: 129.3 m<sup>2</sup> ... 1392 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



£450,000

A lovely semi detached four bedroom home in a sought after part of Saltford and offers easy walking distance to Saltford Primary School.

- Semi detached four bedroom home
- Bathroom and two shower rooms
- Flexible accommodation with three reception rooms
- Enclosed low maintenance rear garden
- Located at the end of Boyd Road
- Conservatory
- Well positioned for access to Bristol or Bath
- Walking distance to Saltford Primary School





39 Boyd Road, Saltford, Bristol, BS31 3AU

Located in a tranquil corner of Boyd Road, Saltford, Bristol, this charming semi-detached house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms, this property is ideal for families seeking a spacious home. The flexible accommodation includes three inviting reception rooms providing ample space for relaxation, entertaining, or even a home office.

The house boasts three bathrooms, comprising a family bathroom and two shower rooms, ensuring that morning routines run smoothly for everyone. The low-maintenance rear garden is a delightful outdoor space, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

One of the standout features of this property is its tucked-away location, offering a sense of privacy while still being conveniently close to the vibrant cities of Bath and Bristol. This makes it an excellent choice for those who wish to enjoy the best of both worlds—peaceful suburban living with easy access to urban amenities.

Additionally, the property includes parking, adding to the convenience of this lovely home. Whether you are looking for a family residence or a place to entertain, this semi-detached house on Boyd Road is sure to impress. Don't miss the opportunity to make this delightful property your new home.

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

ENTRANCE HALLWAY

Entry via a modern door with two double glazed glass panels. Coved ceiling. Laminate flooring. Generous understairs cupboard.

SHOWER / UTILITY ROOM 2.65 x 1.49 (8'8" x 4'10")

Double glazed window. Toilet and pedestal basin with a tiled splash back. Plumbing for a washing machine. Laminate work top. Shower enclosure with electric shower. Radiator. Vinyl flooring.

OFFICE / SNUG 3.72 x 2.31 (12'2" x 7'6")

Double glazed window. Coved ceiling. Radiator.

DINING AREA 4.16 x 1.78 (13'7" x 5'10")

Double glazed window. Vertical radiator. Laminate flooring.

KITCHEN 3.02 x 2.08 (9'10" x 6'9")

Double glazed panel door to the conservatory. Range of white wall and base units with laminate worktops and tile splashbacks. Inset white one and half sink with a drainer and a mixer tap. Space for a cooker. Built in stainless steel cooker hood, separate built under work top fridge and freezer. Large storage cupboard.

SITTING ROOM 4.14 x 2.96 (13'6" x 9'8")

Double glazed patio doors lead to the conservatory. Cupboard. Coved ceiling. Vertical radiator.

CONSERVATORY 5.00 x 2.45 (16'4" x 8'0")

Double glazed windows and double glazed roof. French doors lead to the rear garden.

FIRST FLOOR

LANDING

Landing with stair leading up to second floor and down to ground floor. Cupboard with Worcester combi boiler.

BEDROOM 2.92 x 2.78 (9'6" x 9'1")

Double glazed window. Radiator. Store cupboard.

BEDROOM 2.81 x 2.17 (9'2" x 7'1")

Double glazed window. Radiator.

BEDROOM 4.21 max x 3.55 (13'9" max x 11'7")

Double glazed window. Radiator.

BATHROOM 2.69 ext to 3.41 x 1.57 (8'9" ext to 11'2" x 5'1")

Double glazed frosted window. Bath with an electric shower over and a glass shower screen. Toilet. Vanity sink. Heated chrome towel rail. White wall tiles and grey floor tiles with underfloor heating.

SECOND FLOOR

BEDROOM 3.41 x 2.99 (11'2" x 9'9")

Double glazed window with rear aspect. Built in shelved storage cupboards. Ceiling spot lights. Radiator.

ENSUITE SHOWER ROOM 1.90 x1.48 (6'2" x4'10")

Double glazed window. Shower cubicle with electric shower. Low level wc with macerator. Wash hand basin with tiled splash back.

OUTSIDE

FRONT

There is parking to the front of the property with a gated side access.

REAR GARDEN

Enclose rear garden with a paved patio and beyond is artificial grass for easy maintenance. Borders with shrubs.

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 D. 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. All main services connected Broadband. Ultrafast 1000mps source Ofcom Mobile phone outdoor. EE, O2 Three, Vodafone. Likely.

