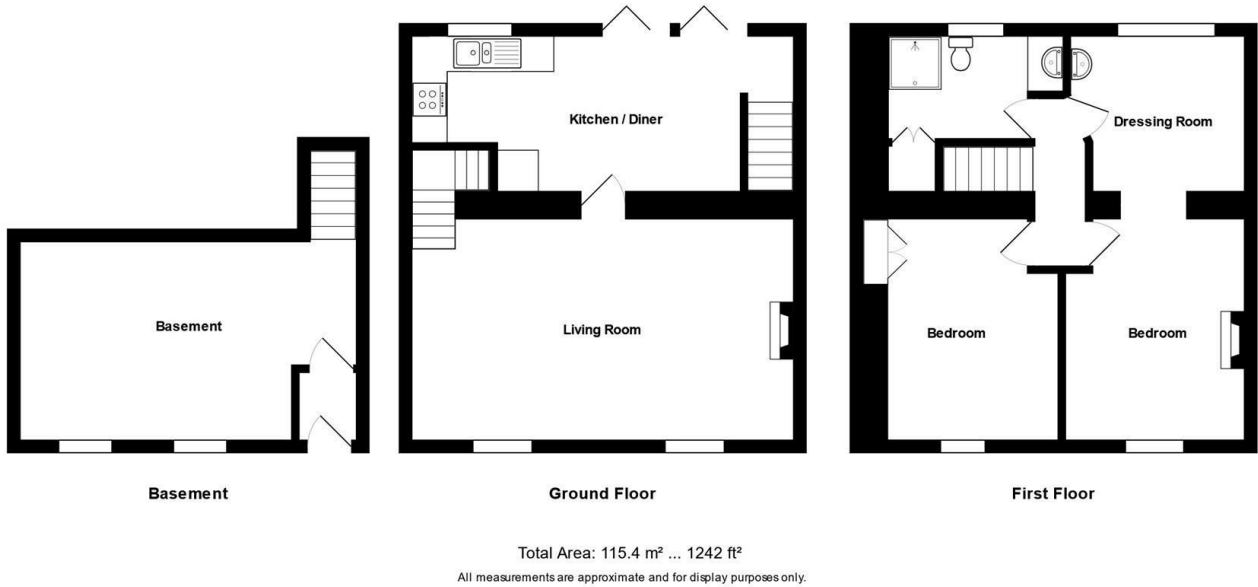


DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

562 Bath Road, Saltford, Bristol, BS31 3JN



£325,000

A deceptively spacious home with flexible accommodation and a stunning tiered garden offering wonderful views towards Kelston Roundhill and a garage.

- Flexible accommodation over three floors
- Kitchen with views of the garden
- Well presented shower room
- Two generous reception rooms
- Views towards Kelston Roundhill
- Stunning tiered garden
- Garage in The Shallows
- Unappreciated unless viewed internally

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# 562 Bath Road, Saltford, Bristol, BS31 3JN

Located on Bath Road in Saltford, this charming three bedroom house offers a delightful blend of comfort and flexibility across three well-appointed floors. Upon entering, you are welcomed into a generous reception room.

The first floor finds the kitchen with stunning views and elegant bifold doors that seamlessly connect the indoor space to the fabulous tiered garden. This outdoor haven is not only beautifully landscaped but also boasts outstanding views, making it an ideal spot for al fresco dining or simply enjoying the tranquillity of your surroundings. The sitting room provides ample space and is perfect for both relaxation and entertaining guests.

There are three bedrooms one of which is currently being used as a dressing room, offering comfortable retreats for rest and relaxation. The shower room is conveniently located to serve the needs of the household.

Additionally, the property benefits from a garage located in The Shallows, providing secure parking and extra storage space. This home is within reach of the amenities of Saltford, Bristol and Bath.

In summary, this house on Bath Road is a wonderful opportunity for families or individuals looking for a spacious and flexible living environment, complete with stunning outdoor views and a welcoming community atmosphere. Don't miss the chance to make this delightful property your new home.

Saltford has range of local shops including Tesco Express, pharmacy, doctors surgery, library, post office, hairdressers and excellent public transport links to Bristol and Bath. 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 and sought after schools.

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

## GROUND FLOOR

### ENTRANCE LOBBY 1.24 x 1.32 (4'0" x 4'3")

Entry via a wooden front door. Cupboard with electric consumer box.

### RECEPTION ROOM 5.87 x 3.58 (19'3" x 11'8")

Two triple glazed uPVC windows. A door leads to a staircase and onto the first floor.

## FIRST FLOOR

### KITCHEN 5.04 x 2.70 (16'6" x 8'10")

There is a range of base units comprising cupboards and drawers with laminate work tops, tiled splashbacks and an inset stainless steel sink, drainer and mixer tap. Double glazed window with views of the garden and double glazed bifold doors lead out to the garden. Built-in five burner gas hob with a built in electric oven below. Spaces are available for a washing machine and a fridge freezer. Coved ceiling with downlighters. Tiled floor and a vertical radiator.

### SITTING ROOM 6.17 x 3.81 (20'2" x 12'5")

A great generous space with two triple glazed uPVC windows with a front aspect. Exposed stone wall with a feature ornamental fireplace and stone hearth. Wood flooring. Radiator. A staircase leads to the second floor

## SECOND FLOOR

### LANDING

Loft access hatch.

### BEDROOM 1 3.82 x 3.11 (12'6" x 10'2")

Triple glazed window with front aspect. Feature ornamental fireplace. Ceiling downlighters and wall lights. Currently open to

### BEDROOM 3 / DRESSING ROOM 3.14 narrowing to 2.79 x 2.69 (10'3" narrowing to 9'1" x 8'9")

Double glazed window with views to the garden. Vanity sink. Radiator and ceiling spot lights.

### BEDROOM 2 3.83 x 2.87 (12'6" x 9'4")

Triple glazed window with front aspect. Ceiling spot lights and wall lights. Radiator.

## OUTSIDE

### REAR GARDEN

A truly wonderful garden which has been tiered making multiple zones to enjoy and for growing produce. Directly outside the kitchen doors is a secluded patio area ideal for alfresco dining. The next levels are a mix of flower beds, borders and seating areas with the higher levels affording wonderful views towards Kelston Roundhill. There is a side access gate for access to the garden from the front of the property.

### TENURE

Freehold.

### COUNCIL TAX

According to the Valuation Office Agency website, 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 mains services are connected Broadband. Ultrafast 1000mps source Ofcom Mobile phone signal. Outside EE O2 Three Vodafone all likely. Source Ofcom

