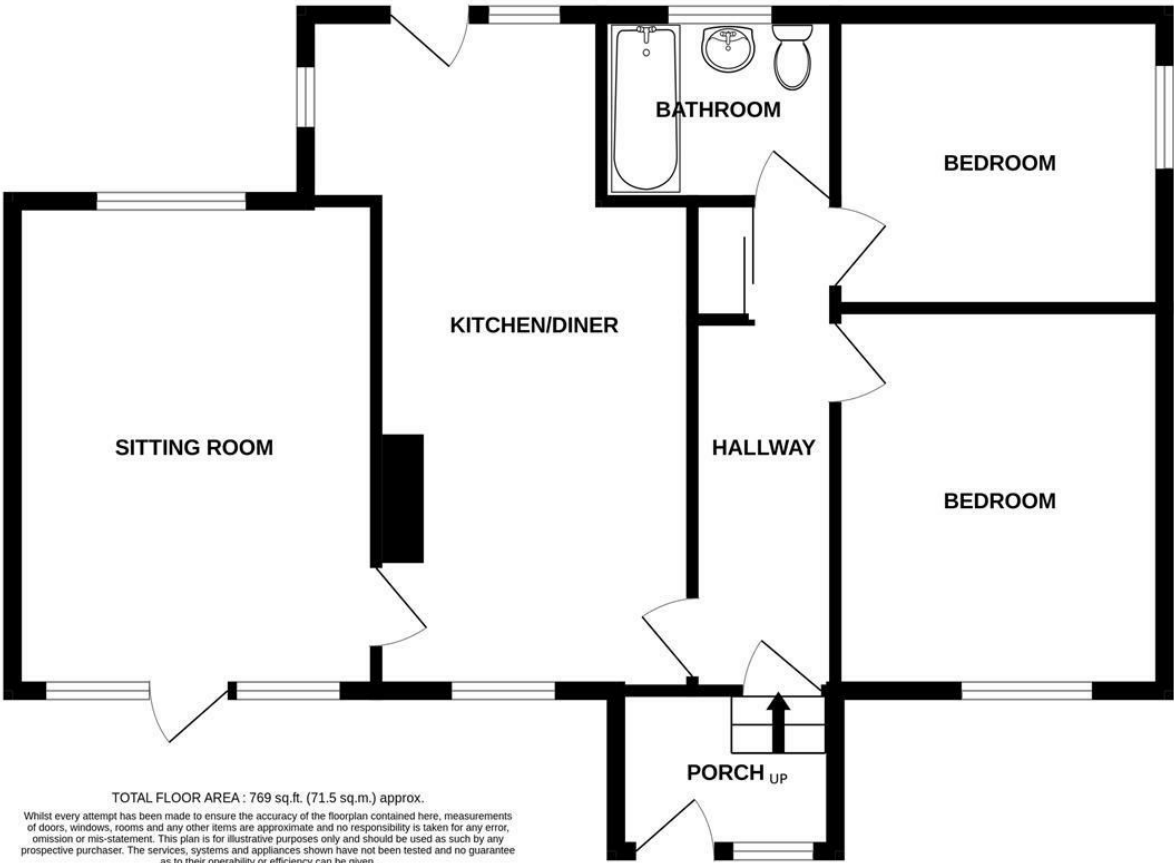


| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | 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<br>2002/91/EC |  |

GROUND FLOOR  
769 sq.ft. (71.5 sq.m.) approx.



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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

Sury Sol The Glen, Saltford, Bristol, BS31 3JP



£545,000

A well presented detached bungalow tucked away in a sought after part of the village on a private road on the edge of Saltford.

- Detached bungalow
- Well presented home
- No onward chain
- Modern contemporary kitchen
- Attached garage with driveway parking in front
- Private garden with a raised patio space
- Two double bedrooms
- Modern bathroom
- Located on a private road
- Ideal location for access to Bristol or Bath



## Sury Sol The Glen, Saltford, Bristol, BS31 3JP

A rare opportunity to acquire a detached bungalow situated on a highly sought-after private road on the edge of the village of Saltford.

The property is approached via a private driveway leading to a garage and providing ample off-street parking. The attractive front garden enjoys a high degree of privacy, with mature planting screening the property from the road.

An enclosed entrance porch opens into a welcoming hallway. To the left is a bright and spacious kitchen/dining room, beautifully presented and benefiting from windows to both the front and rear aspects, allowing plenty of natural light throughout the day. Leading from here is a generously proportioned sitting room overlooking the front garden.

To the rear of the hallway is a modern, well-presented bathroom, while to the right are two comfortable double bedrooms.

Offered to the market with no onward chain, this charming bungalow presents an excellent opportunity for buyers seeking a peaceful village setting with convenient access to nearby amenities via the bus or car.

### ENCLOSED PORCH 2.19 x 1.57 (7'2" x 5'1")

Entry via a uPVC double glazed front door with a double glazed window to the side. Ideal space to remove coats and shoes before entering the property. A couple of steps leads to the front door.

### HALLWAY

Entry via a glass panel door. Storage cupboard with sliding doors and shelves also housing the combi boiler.

### SITTING ROOM 3.54 x 4.77 (11'7" x 15'7")

Double glazed high level window to the rear and large double glazed window to the front that lets the light flood in. There is also a double glazed door out to the garden. Wall mounted fireplace. Wall light.

### KITCHEN DINER 6.56 max x 3.03 (21'6" max x 9'11")

Double glazed full height window to the front and a double glazed door to the rear with a further double glazed window to the side and to the rear with a glass pitched roof all allowing light to flood in. There is a modern contemporary kitchen comprising green fronted wall and base cupboards and drawers with laminate worktops. The high quality finish continues with a black sink and drainer with mixer taps and black subway style splashback tiling. There is a built-in oven, hob and cooker hood while space is provided for a washing machine, slimline dishwasher and a fridge

freezer. Vertical radiator and part carpet, part vinyl flooring.

### BEDROOM 3.18 x 2.88 (10'5" x 9'5")

Double glazed window to the side aspect. Radiator.

### BEDROOM 3.79 x 3.19 (12'5" x 10'5")

Double glazed window with a front aspect. Radiator.

### BATHROOM 2.23 x 1.86 (7'3" x 6'1")

Double glazed frosted window to the rear. Part sunken bath makes for easy access with mixer taps and a shower over. Tiled walls. White vanity sink. Toilet. Chrome heated towel rail. Extractor fan. Vinyl flooring. Wall mirror with a light.

### REAR AREA

There is a pathway around the rear of the property with a raised stone chipped area and a tiered area with a patio and a seating space.

### GARDEN

Hedges to front and side. Laid mainly to lawn with flower beds. Directly outside the property is a generous raised patio area ideal for alfresco dining and is enclosed by iron railings. A driveway leads to the garage and offers off street parking.

### GARAGE

### 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 assessment.

### ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset Services. All mains services connected  
Broadband 1000mps Source Ofcom  
Mobile phone EE O2 Three Vodafone Good outdoor signal Source Ofcom

