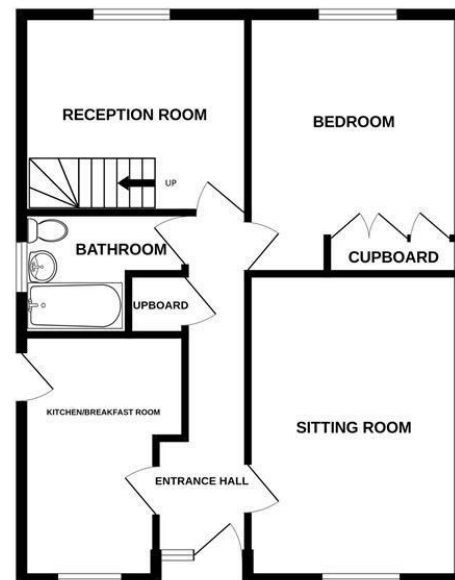
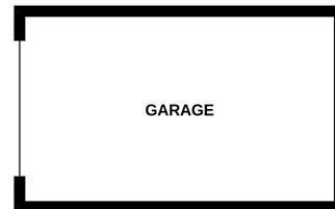


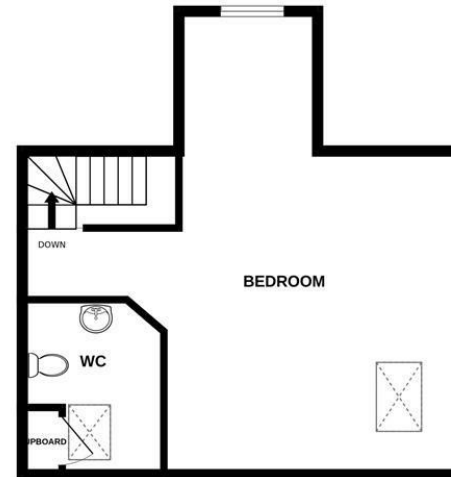
489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		84

GROUND FLOOR
838 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1277 sq.ft. (118.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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3 Golf Club Lane, Saltford, Bristol, BS31 3AA



£450,000

A pleasing semi detached bungalow offering accommodation on two floors with a substantial sized master suite, level garden, driveway and detached single garage. The property has a lovely homely feel.

- Semi detached bungalow
- Corner plot
- Two bedroom bungalow with a cloakroom
- Lounge
- Dining room/study
- Level garden with private walled covered area
- Driveway and garage
- Gas central heating
- No onward sales chain
- Public transport routes are located close by

www.daviesandway.com
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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



3 Golf Club Lane, Saltford, Bristol, BS31 3AA

Situated in an enviable position on Golf Club Lane, this semi detached dormer bungalow enjoys a level corner plot just a short walk from the village centre and only a stone's throw from Saltford Golf Club.

The accommodation is arranged over two floors and includes a spacious first-floor master suite, offering flexible and well balanced living space.

Outside, the property benefits from a pleasant wrap-around garden, featuring a gazebo style walled seating area that can be enjoyed year-round. Additional features include a rear driveway and a single detached garage.

Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities including Tesco extra, doctors surgery, hairdresser, post office and library and a couple of restaurants, etc. Excellent local schools are in the vicinity including Saltford Primary School and secondary schools in Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

ENTRANCE HALL

Double glazed obscured uPVC half glazed door with side window. Built-in meter cupboard. Single radiator. Wall lights. Storage cupboard.

LIVING ROOM 4.85m x 3.38m (15'10" x 11'1")

Double glazed uPVC leaded window to front. Gas fire with slabbed hearth a decorative surround and mantle. Double radiator. TV aerial socket.

KITCHEN/BREAKFAST ROOM 3.70m x 2.59m (12'1" x 8'5")

Double glazed leaded uPVC window to front aspect. uPVC stable door with glazing to side aspect. Fitted with a range of white floor and wall hung cupboards and drawers with laminate worksurfaces. Stainless steel single bowl sink with drainer and mixer tap. Single electric oven with four ring gas hob. Extractor hood. Space for washing machine and slimline dishwasher. Space for tall fridge freezer. Wall mounted hinged breakfast bar. Half tiled walls. Double radiator. Vinyl flooring.

BEDROOM TWO 3.58m x 3.37m (11'8" x 11'0")

Double glazed leaded uPVC window to rear. Built-in triple wardrobe with hanging rail and shelving and housing the hot water tank. Single radiator.

DINING ROOM/STUDY 3.61m x 3.11m (11'10" x 10'2")

Double glazed leaded uPVC window to rear. Double radiator. Stairs to first floor.

MASTER BEDROOM 4.39m x 4.24m minimum (14'4" x 13'10" minimum)

From the stairs, an open landing area leads to en-suite and bedroom. Dormer bedroom with sloped ceilings in areas. Velux window to front. Double glazed leaded uPVC window to rear. Double radiator. Single radiator. Eaves storage.

CLOAKROOM

Open to bedroom, landing area leads to a cloakroom. Sloped ceiling. Velux window to front. White suite comprising low level WC, pedestal wash basin. Heated towel radiator. Under eaves cupboard. Cupboard housing Worcester boiler. Wall light.

OUTSIDE

GARDEN

To the front of the property is mainly laid to lawn with mature hedging, shrubs and a mature Japanese maple tree. A cobblestone path leads from the wrought iron access gate to the front door. The perimeter is mainly hedging with some additional fencing. Part of the side garden is open to the front and also laid to lawn. There are two access gates from the front to the covered, private 'gazebo style' lean-to area; beautiful in the summer with an established wisteria. A further pedestrian gate opens from the side aspect of the garden onto the driveway. Double timber gates provide access from the road to the driveway and single detached garage. At the rear, there is also a gravelled area with mature shrubs and hedging.

DETACHED GARAGE 5.39m x 3.11m (17'8" x 10'2")

Metal up and over door. Lighting. Inspection pit.

TENURE

Freehold

COUNCIL TAX BAND

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
All mains services connected
Mobile phone signal. EE O2 Three Vodafone. All good outdoor signal. Source Ofcom
Broadband. Ultrafast 1000mps. Source Ofcom

