

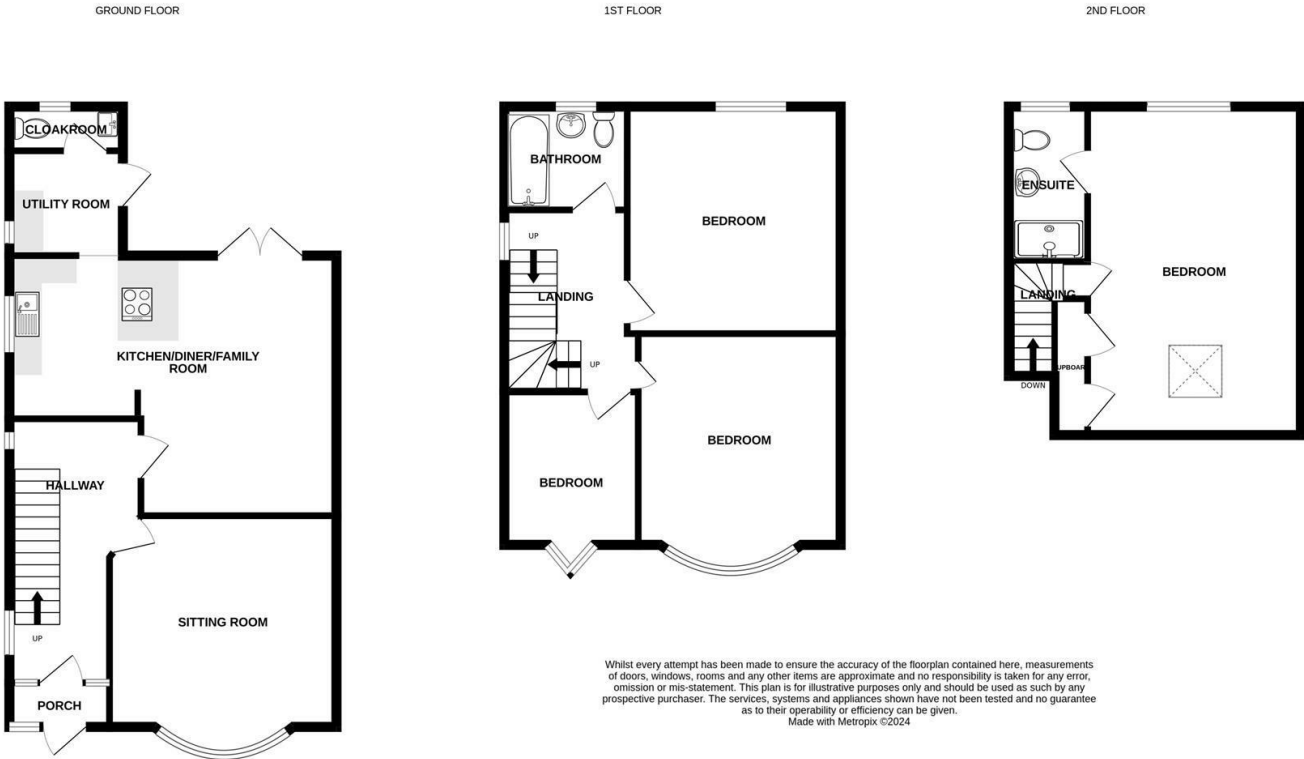
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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57 Uplands Road, Saltford, Bristol, BS31 3HW



Offers In Excess Of £600,000

A truly exceptional four bed semi detached home dating from the 1950's is a particularly good position in Saltford with wrap around gardens and a garage with further parking to the rear.

- Very well presented family accommodation.
- Master top floor bedroom with an ensuite
- Wonderful open plan kitchen/ diner / family room on the back of the property
- Downstairs cloak/WC
- four bedrooms with a modern bathroom
- Generous size rooms
- Wood burner stove in the family room
- Separate garage / store with parking in front
- Wrap around garden

www.daviesandway.com
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57 Uplands Road, Saltford, Bristol, BS31 3HW

Nestled in the charming Uplands Road of Saltford, Bristol, this semi-detached house is a true gem waiting to be discovered. Boasting 2 reception rooms, 4 bedrooms, and 2 bathrooms, this property offers ample space for comfortable living.

Step inside, you'll be greeted by a wonderful kitchen diner family room, perfect for hosting gatherings and creating lasting memories. The character bow bay windows not only add charm but also allow natural light to flood the rooms, creating a warm and inviting atmosphere.

One of the highlights of this property is the generous master bedroom on the top floor, complete with an ensuite for added convenience and privacy. Imagine unwinding in your own sanctuary after a long day, enjoying the peace and tranquility it offers.

Outside, the wrap-around gardens provide a lovely space for outdoor relaxation or entertaining guests. With parking for 2 vehicles, including and a garage, you'll never have to worry about finding a spot for your car.

Whether you're looking for a family home with room to grow or a place to entertain friends, this property offers the perfect blend of comfort and style. Don't miss the opportunity to make this house your home and start creating new memories in this wonderful abode.

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

PORCH 1.79 x 0.79 (5'10" x 2'7")

Entry via a modern double glazed door with double glazed window to the side takes you into an enclosed porch. A further double glazed door leads into the

HALLWAY

A nice light space with a double glazed window to the side and light flooding in from the front door. Stairs lead to the first floor with some storage cupboards below. Wood flooring flows through the hall into the kitchen diner / family room.

SITTING ROOM 4.76 into bay x 4.05 (15'7" into bay x 13'3")

A really well proportioned room with a character double glazed bow bay window. The wood floors continue from the hallway into the sitting room. A gas feature fireplace gives a focal point to the room.

KITCHEN / DINER / FAMILY ROOM 6.04 max 4.08 (19'9" max 13'4")

This truly is the heart of the house and has a wonderful homely feel to it. The open plan style is ideal with the area having distinct zones. The kitchen area has excellent storage options and a walk in larder in the corner being particularly spacious. The worktops and peninsula offer ample working space and the built in hob with a cooker hood above means when you are cooking you can be involved with friends and family while cooking. There is a built in double oven and space for a fridge freezer. The family area has a wood burner giving a lovely focal point and double glazed doors lead out to the garden with a further space for a dining table.

UTILITY ROOM 2.00 x 1.66 (6'6" x 5'5")

Matching units worktops from the kitchen provide storage space ,one housing the combi boiler. A space is provided for a washing machine. A double glazed door leads out to the garden a further door leads to the

CLOAKROOM 2.00 x 0.79 (6'6" x 2'7")

Double glazed frosted window. Toilet and a basin with a mixer tap and a tiled splashback. Heated chrome towel rail.

FIRST FLOOR

BEDROOM 4.79 in to bow bay x 3.58 (15'8" in to bow bay x 11'8")

Double glazed bow bay window with beautiful views. Radiator.

BEDROOM 4.05 x 3.79 (13'3" x 12'5")

A great generous size room. Double glazed window with rear aspect. Radiator.

BEDROOM 2.72 x 2.36 (8'11" x 7'8")

Character double glazed window. Radiator.

BATHROOM 2.16 x 1.68 (7'1" x 5'6")

Double glazed frosted window. Panel bath with thermostatic shower over and a glass shower screen. Part tiled walls and a tiled floor. Heated towel rail and under floor heating. Toilet and pedestal basin with a mixer tap.

SECOND FLOOR

MASTER BEDROOM 5.89 x 3.82 (19'3" x 12'6")

A fantastic spacious bedroom with a double glazed window to the rear and a Velux style window allows plenty of light to flood in. There is some clever built in storage and access to the eaves. Ceiling spot lights. Door to the

ENSUITE 2.77 x 1.41 (9'1" x 4'7")

Walk in shower with glass screen and aqua boarding. Pedestal basin and toilet. Grey floor tiles. Double glazed frosted window. Chrome heated towel rail. Shaver point

OUTSIDE

FRONT

A dwarf wall and hedging offer privacy for the property and a metal gate leads to a pathway and onto the house. To one side of the path is a lawned area and the other side has raised flower / vegetable beds.

REAR AND SIDE GARDEN

The wrap around garden offers surprisingly great space to enjoy, and is partly laid with stone chipping and a lawned area with two patio areas to enjoy a place to sit down and relax or alfresco dining. The garden feels private with fencing and hedges with a gate which leads out to the parking spaces. There is a garage with an up and over door and a personal door access from the garden. Inside there is power and light.

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 service connected Broadband. 1000mps Source Ofcom Mobile phone signal. External. EE O2 Three Vodaphone all likely. Source Ofcom

