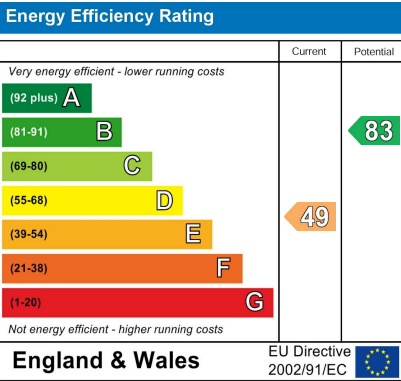




DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
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15 Parklands, High Littleton, Bristol, BS39 6LB



£300,000

A great three bedroom semi detached home in a cul-de-sac location with a pretty garden to the front and rear. The property benefits from a single garage and ample parking to the front.

- Cul-de-sac location in popular country village
- Entrance hall
- Sitting room linking to dining room
- Kitchen
- Three bedrooms
- Bathroom
- Open fields and countryside nearby
- Offering easy access to Bristol and Bath
- Highly regarded village Primary School
- Vendor suited

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15 Parklands, High Littleton, Bristol, BS39 6LB

This well proportioned semi detached house is situated in a lovely cul-de-sac and just a short walk from the village shops and facilities.

Internally, the property comprises a spacious hallway leading to a sitting room with impressive natural light due to the large windows and there is a feature stone working fireplace. An opening leads into the dining area and a door leads into a practical kitchen which can also be accessed from the hallway. The first floor offers three bedrooms; two of which are double and a further single room. There is also a family bathroom.

Externally, the front has lawned area with flower beds and a dwarf wall to the front. A driveway offers excellent parking and leads to a garage. The rear has an elevated garden with mature plants and shrubs with a pretty sloping rockery leading down to the house.

High Littleton is a pretty village with a good selection of amenities that include a primary school, Spar Appleyard Stores, Haynes fish and chip shop and a Public House. It is well located for access to both Bristol (11 miles) and Bath (9 miles).

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

GROUND FLOOR

ENTRANCE HALL

Double glazed entry door. Two double glazed frosted windows. Radiator. Staircase with metal railing and wood balustrade. Understairs cupboard.

SITTING ROOM 3.93 x 3.61 max (12'10" x 11'10" max)

Large double glazed window. Stone fireplace and hearth. Radiator. Open to:

DINING AREA 2.91 x 2.57 (9'6" x 8'5")

Double glazed window to the rear aspect. Radiator. Door leading to:

KITCHEN 3.14 x 2.90 (10'3" x 9'6")

Double glazed window to the rear aspect. Double glazed panel door to the garden. Range of base units with cupboards and drawers. Wall cupboards. Laminate roll top work tops. Space for a washing machine. Built in fridge freezer, hob, electric oven and extractor hood. Tiled splashback. Vinyl flooring.

FIRST FLOOR

LANDING

Loft access. Airing cupboard.

BEDROOM 1 3.16 x 3.01 (10'4" x 9'10")

Double glazed window with beautiful views. Radiator. Built in double cupboard.

BEDROOM 2 3.01 x 2.40 (9'10" x 7'10")

Double glazed window. Radiator. Built in wardrobe.

BEDROOM 3 / OFFICE 2.76 x 2.27 (9'0" x 7'5")

Double glazed window Radiator. Store cupboard.

OUTSIDE

REAR GARDEN

Fences to the side and rear. Rockery with flowers and shrubs. Steps lead up to the main garden. Laid mainly to lawn with a stone chipped seating area. Flower borders with shrubs and trees. Oil tank.

FRONT GARDEN

Lain mainly to lawn. Dwarf wall to front. Driveway and a pathway leading to the front door.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

AGENTS NOTE

Local authority Bath and North East Somerset. Services Electric, Mains water and drainage. Oil central heating and hot water. Mobile phone signal likely available EE Three O2 Vodaphone. Source Ofcom. Broadband. Ultrafast 1000 mps. Source Ofcom. In a coal mining reporting area.

