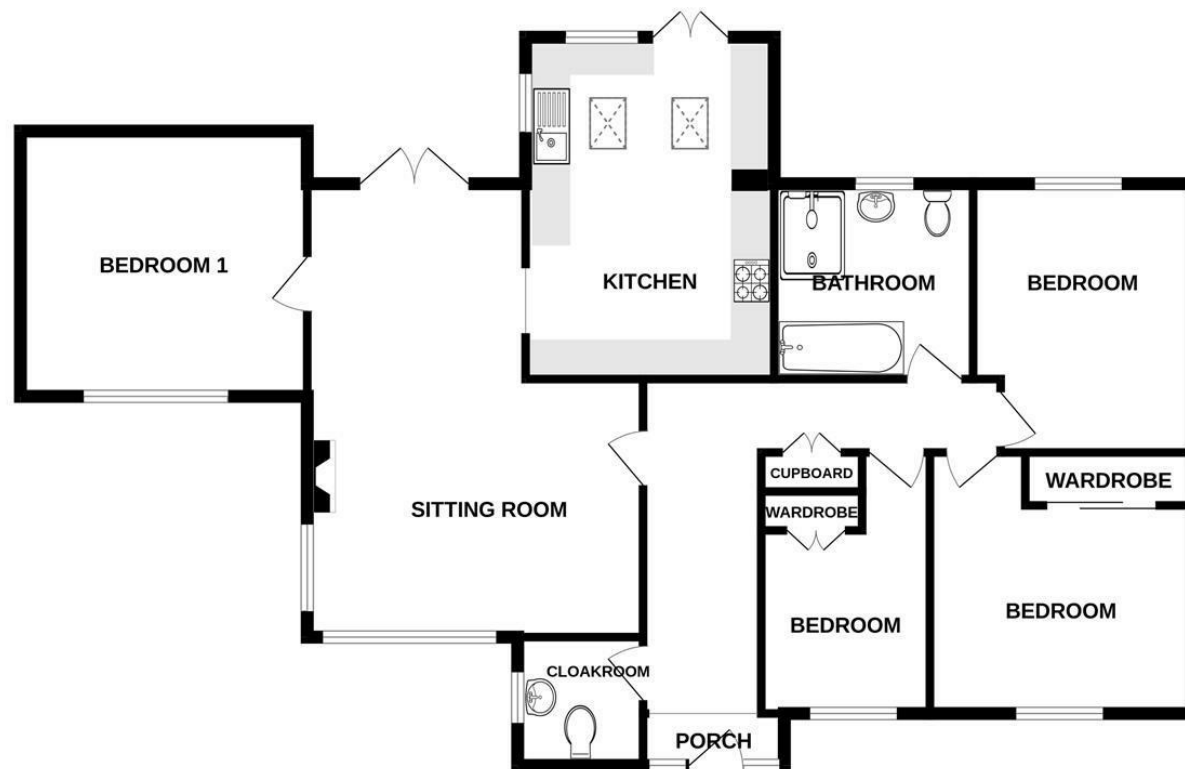


489 Bath Road, Salford, Bristol, BS31 3BA  
Tel: 01225 400400 email: [salford@daviesandway.com](mailto:salford@daviesandway.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		68	
(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		

## GROUND FLOOR



HOMEFIELD CLOSE SALT FORD BS31 3EF

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. Made with Metropix ©2024



Guide Price £650,000

An impressive detached bungalow in the old part of Salford and tucked away in a Cul De Sac making this a delightful location yet only a short walk to the village centre.

- Plentiful parking for six plus cars with a further garage
- Deceptively spacious accommodation with three / four bedrooms
- Located in the old part of Salford in a Cul De Sac
- Wood burner in the living space
- Light bright sitting room with triple aspect



# 6 Homefield Close, Saltford, Bristol, BS31 3EF

The property is a generous proportioned detached bungalow in a tucked away popular spot whilst giving access to the village centre and Bristol to Bath cycle path.

Entry to the property is via a modern door with frosted double glazed window either side giving plenty of natural light in the hallway which has excellent space. The L shaped hallway has a cloakroom to the left and leads onto the property accommodation. There are three / four bedrooms depending on how you want to use this flexible home. There is an impressive size bathroom with separate bath and walk in shower. The main reception room has plenty of natural light with double aspect windows to the front and French doors to the rear this leads onto the modern and contemporary kitchen. The bungalow has a patio and a garden to the rear with a further impressive garden to the front.

The current owner has updated many parts of the property including the front driveway, patio, kitchen and the wiring in the house and the garage was done in 2020.

There is ample parking available with clever grass parking pavers giving parking to the front of the property for at least six cars and is further complimented by a garage.

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. The cities of Bristol and Bath are within easy reach by road and public transport.

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

## ENTRANCE HALL

Entry via composite double glazed frosted front door with double glazed frosted windows each side. Stone character wall with feature tiled floor which leads to wood floorboards for the remainder of the L shaped hallway. Loft access. Coats cupboard.

## CLOAKROOM 1.76 x 1.52 (5'9" x 4'11")

Double glazed frosted window. Enclosed WC with shelf above. Vanity unit. Laminate flooring. Tiled splash back. Ceiling spot lights.

## SITTING ROOM 6.42 max x 4.66 max (21'0" max x 15'3" max)

Double glazed dual aspect windows to front and side. Double glazed French doors to the rear with integrated blinds. Fireplace with hearth and a 5KW wood burner. Wood floors. Two radiators.

## KITCHEN 4.72 x 3.42 (15'5" x 11'2")

Two double glazed windows with dual aspect and two Velux style windows provide excellent natural light. Double glazed French doors to the rear. Tiled floor. Ceiling spot lights. Range of base units with cupboards and drawers. Wall units and plate rack storage. Full height larder unit. Kick plinth electric heater. Roll top worktops with tile splashback and glass splashback behind the cooker hob. An inset sink with a mixer tap is also provided. Space is provided for an American style fridge freezer, washing machine, tumble dryer, and slimline dishwasher. There is a built in eye level double oven, inset induction hob and a designer cooker hood.

## BEDROOM 1 / RECEPTION ROOM 4.01 x 3.65 (13'1" x 11'11")

Double glazed front window to the front aspect. Wood floors. Radiator.

## BEDROOM 2 3.63 x 3.62 (11'10" x 11'10")

Double glazed window with front aspect. Ceiling spot lights. Built in wardrobe. Laminate flooring. USB power socket.

## BEDROOM 3 3.73 x 3.02 (12'2" x 9'10")

Double glazed window with rear aspect. Ceiling spot lights. Laminate flooring. USB power socket.

## BEDROOM 4 3.66 max x 2.30 (12'0" max x 7'6")

Double glazed window to the front aspect. Built in wardrobe. Ceiling spot lights

## BATHROOM 2.82 x 2.74 (9'3" x 8'11")

Two double glazed frosted windows. Separate bath and walk in double shower. Vanity unit with stone basin and mixer tap. Low level toilet. Part tiled walls. Aqua boards behind bath and shower. Heated towel rail.

## OUTSIDE

### REAR GARDEN

Wall to rear with composite privacy screening. External power point and water tap. Patio and lawn area.

### FRONT GARDEN

Extensive lawn area with a patio which was replaced in 2020. Grass parking pavers increases the parking space whilst maintaining the lawn feel to the garden. The driveway which was updated in 2020 leads to the garage. Bay laurel hedge to the front of the garden. Power point and water tap.

## GARAGE

Roller electric door. Internally there is power and light. The electrics were replaced in 2020

## TENURE

Freehold

## COUNCIL TAX

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

## AGENT NOTE

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband <https://checker.ofcom.org.uk/>

Check flood Risk <https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas <https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council ([bathnes.gov.uk](https://bathnes.gov.uk))

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

