

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 109.7 m<sup>2</sup> ... 1180 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only.

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

11 Fairways, Salford, Bristol, BS31 3HX



£525,000

A tucked away detached bungalow and located in a cul de sac within the popular village of Salford. The property was built in the 1960's and benefits from a generous plot.

- Detached Bungalow
- Tucked away cul-de-sac location
- Detached Double Garage with Driveway
- Spacious Entrance Hall
- Enclosed Rear Garden
- Kitchen Breakfast Room



## 11 Fairways, Saltford, Bristol, BS31 3HX

This is a well proportioned detached bungalow built back in the 1960's. It offers generously sized accommodation and the inherently versatile layout associated with a "true" bungalow where the accommodation is all on one level. This of course gives the opportunity to convert the spacious loft subject to necessary consents. The property benefits from gardens to the front and rear with a great separate garage on the plot.

Saltford is an excellent strategic location between the cities of Bristol and Bath offering a range of village amenities and an excellent 'outstanding' rated local primary school. Both cities are within easy reach by road or public transport. There is also access to the Bristol and Bath cycle path and an excellent golf course in close by.

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

### ENTRANCE PORCH 2.02 x 1.31 (6'7" x 4'3")

Double glazed door entry to the porch. Full height double glazed windows to front and side aspect. An ideal space to get wet coats and shoes removed before entering the property. Wood glazed door leads to the

### HALLWAY

A generous space with a coats cupboard and a further storage cupboard. Radiator. Loft access.

### SITTING ROOM 4.22 into bay x 3.93 (13'10" into bay x 12'10")

Double glazed bay window with front aspect. Stone and brick fireplace with a wood mantle over. Wall lights. Radiator.

### KITCHEN 4.62 x 3.01 (15'1" x 9'10")

Double glazed window with rear aspect overlooking the garden. Range of wall and base units with cupboards and drawers. Two and half inset sink with a mixer tap. Oven and ceramic hob with cooker hood above. Double glazed window to side. Built in fridge. Part tiled walls. Glazed door to the

### SIDE LEAN TO 4.95 1.49 (16'2" 4'10")

Double glazed door leads to the front of the property. A range of wall and base units with roll edge worktops and inset stainless steel sink. Plumbing for a washing machine and dishwasher. Radiator. Rear leads to the

### REAR LOBBY

Tiled floor. Double glazed door leads to the garden.

### SHOWER ROOM 1.76 x 1.74 (5'9" x 5'8")

Double glazed frosted window. Tiled walls and floor. Shower cubicle with electric shower. Pedestal basin. Toilet. Radiator.

### BEDROOM 4.22 into bay x 3.80 (13'10" into bay x 12'5")

Range of fitted furniture including wardrobes, drawers and dressing table. Radiator

### BEDROOM 3.49 x 3.27 (11'5" x 10'8")

Double glazed window with rear aspect. Range of fitted furniture including wardrobe, drawers and dressing table.

### BEDROOM / RECEPTION ROOM 4.66 x 3.40 (15'3" x 11'1")

Double glazed doors to the rear lead to the garden. Radiator.

### BATHROOM 2.59 x 2.21 (8'5" x 7'3")

Two double glazed frosted windows. Panel bath. Pedestal wash hand basin. Toilet. Tiled walls. Radiator.

### REAR GARDEN

An enclosed garden with gated side access. Laid mainly to lawn with a patio area ideal for alfresco dining. Selection of trees and shrubs.

### FRONT GARDEN

Block paved driveway leads to the garage and a block paved pathway leads to the front door and to the side of the property where there is a gated side access to the garden.

### TENURE

LEASEHOLD Remainder of a 999 year ground rent lease which started in 1964. Payment £20 per year.

### 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.

### AGENT NOTE

Local authority Bath & North east Somerset. Services. Gas. Electric. Mains Drainage. Water. Mobile phone signal available EE, Three, O2, Vodaphone Source Ofcom Broadband. Ultra fast 1000Mbps source Ofcom Awaiting probate.

