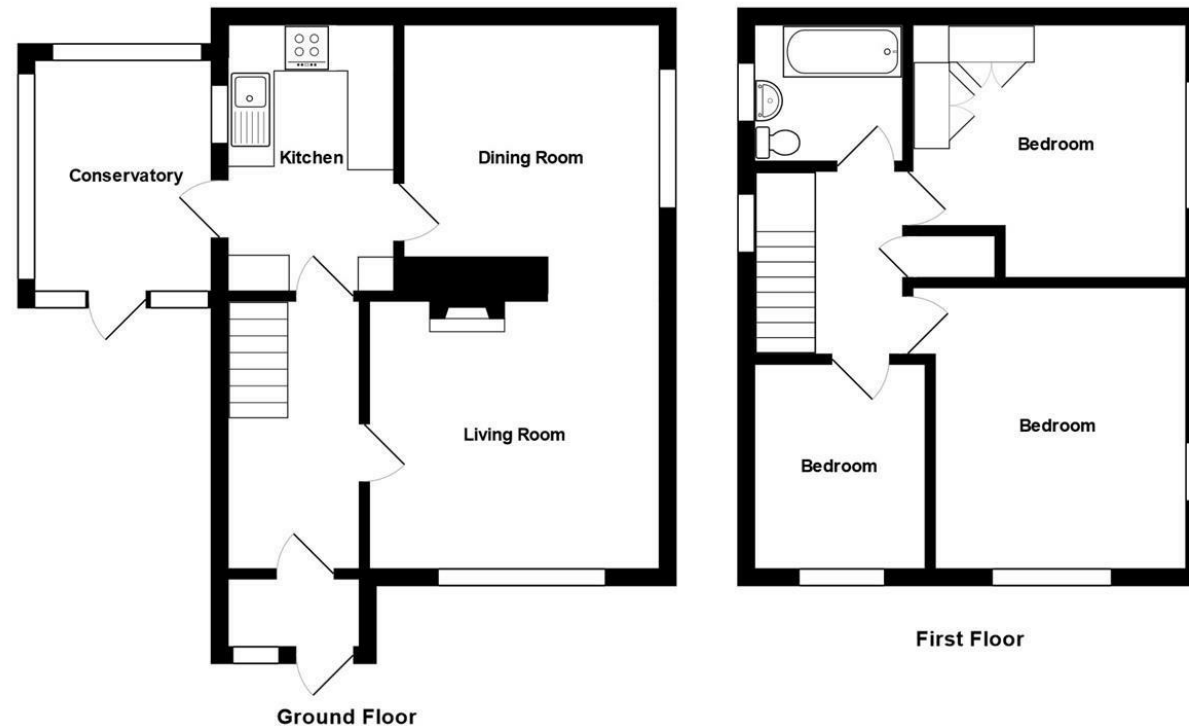


489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		73	
(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		



Total Area: 93.1 m² ... 1002 ft²

All measurements are approximate and for display purposes only.

28 Witney Close, Saltford, Bristol, BS31 3DX



£450,000

A well proportioned semi detached house with a lovely established garden and a further wrap around garden to the front of the property whilst being located at the entrance to a cul de sac.

- Semi detached home on a generous corner plot.
- Driveway leading to the garage / storage.
- Enclosed garden with mature plants and shrubs.
- Impressive shed / office with power and light.
- Sitting room partly opened up to the Dining room.
- Conservatory over looking the mature garden.

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.
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28 Witney Close, Salford, Bristol, BS31 3DX

A well proportioned semi detached home originally built by Messrs Laing. Located at the entrance to a cul de sac with a lovely wrap around front garden giving the property a generous plot and a nice open aspect to the front.

The property is entered via an enclosed porch ideal to get wet coats and shoes off before you enter the hallway. To the right takes you into the front reception room which is light and bright due to the double aspect windows and an opening leads through to the rear reception / dining room. The hallway also leads to the Kitchen at the rear of the property where there is also access to the dining room and out to a pretty conservatory which over looks the enclosed garden.

On the first floor there are three bedrooms two of which are doubles and a further single room. There is also a family bathroom.

On the outside, the property has a wrap around front garden with a driveway leading to garage / store and a pathway leads to the front door. To the side of the property is a mature well stocked enclosed garden with a patio area and an impressive storage shed / office.

Salford 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 is close by.

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

GROUND FLOOR

ENCLOSED PORCH

Double glazed windows to front and side. Double glazed door to enter the porch with a further double glazed door which leads to the

HALLWAY

Stairs lead to the first floor. Coved ceiling. under stairs storage cupboard.

SITTING / FRONT RECEPTION ROOM 3.63 x 3.89 (11'10" x 12'9")

Double glazed dual aspect windows to front and side. Radiator. Coved ceiling. Opening to

DINING / REAR RECEPTION ROOM 3.07 x 3.34 (10'0" x 10'11")

Double glazed window with side aspect. Coved ceiling. Radiator. Glass panel door leads to the

KITCHEN 3.62 x 3.29 (11'10" x 10'9")

Range of wall and base units. Double glazed window with side aspect. Tiled floor. Plumbing for a washing machine. Wood worktops. Stainless steel cooker hood and splashback.

CONSERVATORY 3.06 x 2.35 (10'0" x 7'8")

Double glazed windows to three sides and a double glazed door leads to the garden. Tiled floor.

FIRST FLOOR

LANDING

Double glazed window with side aspect. Loft access. Cupboard housing Worcester combi boiler.

BEDROOM 1 3.58 x 3.43 (11'8" x 11'3")

Double glazed dual aspect windows. Coved ceiling. Radiator.

BEDROOM 2 3.6 x 3.72 (11'9" x 12'2")

Double glazed window. Range of built in wardrobes and drawers. Coved Ceiling. Radiator.

BEDROOM 3 2.64 x 2.28 (8'7" x 7'5")

Double glazed window with front aspect. Coved Ceiling. Radiator.

BATHROOM 1.96 x 2.04 (6'5" x 6'8")

Double glazed window. Panel bath with electric shower over. Pedestal basin. Toilet. Part tiled walls. Radiator.

OUTSIDE

REAR GARDEN

Enclosed rear garden with a patio area and pergola which is covered with a grape vine. Pretty flower borders with mature established planting and a pond. Lawn area. Side access via a gate. Outside tap. Impressive Jumbo shed / office 3.40 meters x 6.27 meters* which has windows power and light.

GARAGE / STORE 4.88 x 2.42 (16'0" x 7'11")

Up and over door. Power and light. Rear personal door leading to the garden. Driveway leading to the garage provides further parking.

FRONT GARDEN

Wrap around front garden due to the properties corner plot location.

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.

AGENTS NOTE

Local authority Bath & North East Somerset. Services. Gas. Electric. Mains drainage. Water. Mobile phone signal available. EE, Three, O2, Vodaphone source Ofcom
Broadband. Ultrafast 1000mps. Source Ofcom
A part of the front garden does not show on the title plan from when the house was built but has been used by the houses since it was built. Please ask for details

