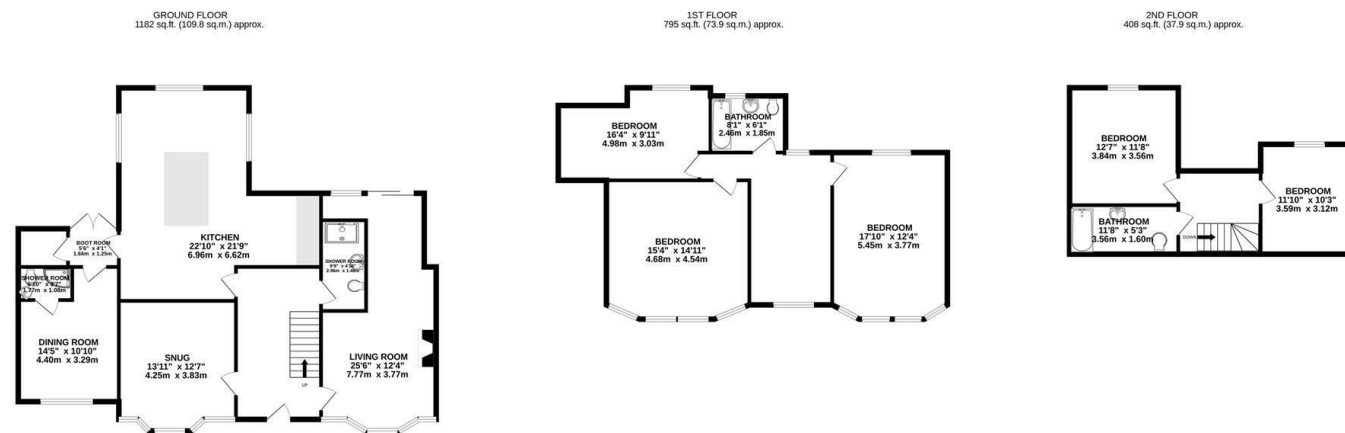


489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

396 Bath Road, Salford, Bristol, BS31 3DQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 2385 sq.ft. (221.6 sq.m.) approx.
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.
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Price Guide £1,250,000

An outstanding double bay fronted individual detached house which is beautifully presented throughout with accommodation across three floors and the benefit of an excellent self contained two bedroom annexe all set on a large level plot extending to over a quarter of an acre.

- Superb beautifully presented family accommodation, in total 3143 sqft
- Entrance canopy & reception hall
- 2/3 reception rooms
- Superb live-in family kitchen. Utility area with Belfast sink.
- Feature central staircase
- Five double bedrooms
- 2 well appointed bathrooms
- Self contained 2 bedroom annexe finished to a high standard
- Electric gates & extensive driveway parking & turning area
- South facing rear garden with plot in total extending to over 0.25 acres

www.daviesandway.com
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
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396 Bath Road, Saltford, Bristol, BS31 3DQ

This attractive double bay fronted detached house originally dates from the 1950's and has been subject to significant extensions and refurbishment in recent years and offers superb family accommodation arranged across three floors, beautifully presented throughout and finished to a high standard. The property is complimented by a detached self contained two storey two bedroom annexe and is set in a large level plot extending to in excess of a quarter of an acre with electric gates leading from the Bath Road to an extensive parking and turning area. There are level gardens to front and rear, with the rear boasting an enviable southerly aspect and comprising a lawned garden and paved terrace.

The house is approached by an open tiled canopy porch with a wide entrance door leading to a splendid hallway with a feature oak and glass staircase leading to the upper floors, creating a superb central architectural feature. The hallway is flanked by separate reception rooms, one of which leads to a double glazed conservatory/garden room, while to the rear there is a good size live in family kitchen appointed with an excellent range of units with wood work surfaces and a door leading to a utility area and a further room presently used as a formal dining room but with an ensuite shower room allowing it to be used as an additional ground floor bedroom if required. In addition there is a very well appointed shower room on the ground floor. The first floor has three double bedrooms, a sumptuous family bathroom while the upper floor has two double bedrooms which are served by an equally well appointed bathroom.

There is planning consent to further extend the property, providing an enlarge kitchen and dining space as well as an ensuite upstairs and an integral garage. Plans are available for inspection.

Just to the rear of the house is a detached self contained two storey annexe with an area of private garden. This space provides ancillary accommodation to the house, ideal for multi generational living or for a dependent or letting (subject to any necessary consents)

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):

GROUND FLOOR

Attractive tiled entrance canopy, composite front door with double obscure glazed side panel leading to

HALLWAY

Beautiful staircase in oak with glass balustrades rising to the upper floor. A most attractive architectural feature. Tiled floor, designer radiators, ceiling mounted down lighters, shelved understairs cupboard.

SHOWER ROOM

Quality fittings in white with chrome finished fittings comprising wc, circular wash bowl with mixer tap set on marble top with cupboard beneath and tiled splashback. Heated towel rail, large fully tiled shower enclosure with thermostatic shower head, ceiling mounted down lighters, double glazed window.

SITTING ROOM 5.48m into bay x 3.79m (17'11" into bay x 12'5")

Double glazed bay window to front aspect, designer radiator, attractive fire surround with period style inset and tiled hearth, wall lights. Open to

GARDEN ROOM/CONSERVATORY 3.10m x 2.36m (10'2" x 7'8")

Double glazed with opening windows, double glazed roof and French doors leading to the rear terrace. Tiled floor, electric radiator.

SNUG SITTING ROOM 4.26m into bay x 3.96m (13'11" into bay x 12'11")

Double glazed bay window to front aspect, designer radiator.

LUXURY LIVE IN FAMILY KITCHEN 6.58m x 5.0m reducing to 4.42m (21'7" x 16'4" reducing to 14'6")

Tiled floor, ceiling mounted downlighters, feature tiled wall, double glazed windows to side aspect and double glazed French doors to southern aspect leading to the rear terrace and garden. The kitchen is furnished with an extensive range of gloss white wall and floor units with solid wood work surfaces and tiled surrounds, inset one and a quarter bowl sink unit with pillar mixer tap. Integrated dishwasher, wine cooler and washing machine, space for American style fridge/freezer with built in cupboards to either side and above. Large centre island in contrasting grey with wooden work surface providing drawer and cupboard storage space with an inset Range cooker and breakfast bar overhang.

REAR LOBBY

Tiled floor, double glazed door to outside.

UTILITY AREA

Belfast sink, double glazed window, tiled floor, fitted shelving. Viessmann gas fired combination boiler.

DINING ROOM 4.53m x 3.38m (14'10" x 11'1")

Double glazed window to front aspect, designer radiator, LVT flooring.

EN SUITE SHOWER ROOM (included in measurements)

WC with macerator, corner wash hand basin, fully tiled corner shower enclosure with electric independent shower.

AGENTS NOTE

The availability of the en suite shower room allows this room to be used as an additional ground floor bedroom if required.

FIRST FLOOR

FEATURE LANDING 4.98m x 2.71m (16'4" x 8'10")

With staircase rising to second floor and floating landing above. Feature lighting, double glazed oriel window to front aspect and further double glazed window to rear. Vertical radiator.

BEDROOM ONE 5.48m into bay x 3.83m (17'11" into bay x 12'6")

Double glazed bay window to front aspect and double glazed window to rear. Radiator.

BEDROOM TWO 4.87m into alcove x 4.43m into bay (15'11" into alcove x 14'6" into bay)

Double glazed bay window to front aspect, radiator.

BEDROOM THREE 4.60m into alcove x 3.0m (15'1" into alcove x 9'10")

Double glazed window to rear aspect, radiator.

FAMILY BATHROOM

Fully tiled walls and floor, double obscure glazed window to rear aspect, heated towel rail. Ceiling mounted downlighters. Luxurious suite comprising bath with bath mounted shower screen, large rain head and hand held showers, wc with concealed cistern and wash hand basin with mixer tap and drawer and cupboard beneath.

SECOND FLOOR

LANDING

Vaulted beamed ceiling, twin double glazed velux windows to front and rear aspects.

BEDROOM 3.82m x 3.55m (12'6" x 11'7")

Two double glazed velux windows to rear aspect, ceiling mounted downlighters, designer radiator.

BEDROOM 3.56m x 3.10m (11'8" x 10'2")

Two double glazed velux windows to rear aspect, vaulted beamed ceilings, ceiling mounted downlighters, designer radiator, access to under eaves storage area.

BATHROOM

Sloping roof line, extensively tiled walls and tiled floor. Suite comprising wc, free standing bath with mixer tap and shower attachment, twin wash basins with pillar taps set on marble top with drawers and cupboards beneath. Ceiling mounted downlighters, heated towel rail.

SELF CONTAINED ANNEXE

The open plan space on the ground floor offers a well equipped kitchen with ample wall and base units, wood worktops and tiled splashbacks. A stainless steel sink is provided with a modern style mixer tap. There is a range of built in appliances including a dishwasher, cooker, hob and cooker hood. There is also space for a washing machine. The modern designer flooring flows throughout the ground floor from the kitchen into the living space which is light and airy and looks out to the enclosed garden. Stairs lead up to the first floor where the two bedrooms are located. Both have built in wardrobes and share a well presented shower room. The garden is enclosed to the front with artificial grass and a patio area.

OUTSIDE

FRONT GARDEN

The house is well set back from the Bath Road by a stone wall with railings above with double electric gates leading to an extensive driveway, parking and turning area. The front garden is of good size laid to lawn with tree and shrub borders. The driveway continues to the side of the property providing an ample parking area to the front of the annexe.

REAR GARDEN

Level and south facing comprising a slate paved patio terrace immediate to the rear of the property with an outdoor sauna beyond which lies a good size lawn area with screening trees to the rear.

In total the plot is in excessive of quarter of an acre.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, 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.

ADDITIONAL INFORMATION

The EPC for the house is 61D with potential to 78C. The Annexe is 79C with potential to 93A

There is planning consent to extend the house on the ground floor to the rear and to add a gable on the eastern side to facilitate an ensuite and dressing room. The plan show an integral garage. This was part of the planning consent which created the annex and has been partly implemented. Ref 21/04466/FUL. This is available to view on the website of Bath & North East Somerset Council under the planning tab.

