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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	74
(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		

Jaycee High Street, Pensford, Bristol, BS39 4HN



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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£600,000

This substantial home is centrally located within the village and benefits from an elevated position offering panoramic views across the village and towards the viaduct.

- Stunning elevated views towards the viaduct
- Flexible accommodation
- Two garages with further off street parking
- Located on a private road off the High Street
- Annex
- Modern well designed kitchen
- Spacious Lounge diner
- Main bedroom benefits from an ensuite
- Four double bedrooms



# Jaycee High Street, Pensford, Bristol, BS39 4HN

Welcome to this stunning 4-bedroom detached house located just off the High Street in the charming village of Pensford, Bristol. This property boasts beautiful elevated views towards the viaduct, offering a picturesque backdrop to your daily life.

Upon entering, you will find a generous hallway with all the rooms accessed off this space. Upstairs there are four spacious double bedrooms with one benefiting from an ensuite, perfect for accommodating family and guests. The separate annex potential provides versatility, whether you need extra living space, a home office, or a guest suite.

In addition to the ample living space, this property offers garaging and further off-street parking on the driveway, ensuring convenience for multiple vehicles. The excellent storage options available make organising your belongings a breeze, keeping your home clutter-free and organised.

Don't miss the opportunity to make this delightful property your new home, where you can enjoy the tranquillity of village life while still being within easy reach of Bristol 6 miles or Bath 11 miles amenities.

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

## GROUND FLOOR

### HALLWAY

Entry via composite front door with frosted double glazed windows each side. This spacious hallway offers access to all the ground floor accommodation. Staircase leads to the first floor with a storage cupboard underneath. Cupboard for coats with a sliding door. Wood flooring. Two radiators.

### CLOAKROOM 2.23 x 1.26 (7'3" x 4'1")

Double glazed frosted window. Pedestal basin. Toilet. Tiled floor. Radiator.

### SITTING / DINING ROOM 9.08 x 3.85 (29'9" x 12'7")

A great spacious room with double doors leading into the room. Double glazed window to front and side. Double glazed French doors that lead out to the rear terrace and the open views towards the viaduct. Ceiling spot lights. Radiator.

### RECEPTION 2 / OFFICE 3.49 x 2.99 (11'5" x 9'9")

Double glazed window with views towards the viaduct. Radiator. Ceiling spots lights.

### KITCHEN AREA 4.23 x 2.99 (13'10" x 9'9")

A modern contemporary kitchen. A range of grey base units with a mixture of cupboards and drawers. Matching full height wall cupboard. Corner carousel units makes for easy access. Matching wall cupboards. White laminate work tops with matching upstands and an inset one and half sink. Double glazed window with views over the village and towards the viaduct. Ceiling spot lights. A selection of built in appliances comprising, Two Bosch ovens, AEG five zone hob, extractor hood, and an AEG dishwasher. Opening to

### UTILITY AREA 3.25 x 2.56 (10'7" x 8'4")

Matching the kitchen base and wall units. Matching work tops with stainless steel inset sink. Cupboard housing the boiler. Wine rack and wine fridge. Space for a washing machine and tumble dryer. Double glazed stable door leads to the garden.

## FIRST FLOOR

### LANDING

Gallery style landing with loft access and ceiling spots. Store cupboard which could be used if needed for access to the annex.

### BEDROOM 3.84 x 3.11 (12'7" x 10'2")

Double glazed window with front aspect. Radiator. Phone point.

### BEDROOM 3.11 x 2.67 (10'2" x 8'9")

Double glazed window. Radiator.

### MAIN BEDROOM 4.10 x 3.85 (13'5" x 12'7")

Double glazed window with front aspect and views towards the viaduct. Built in wardrobes and drawers. Ceiling spot lights. Radiator. Door into

### ENSUITE 3.30 x 2.23 (10'9" x 7'3")

Separate bath and shower. Toilet. Pedestal basin. Double glazed window to side aspect. Part tiled walls. Heated towel rail.

### BEDROOM 3.18 x 2.55 (10'5" x 8'4")

Double glazed window with rear aspect. Built in wardrobes with sliding mirror doors with an access door leading to a storage area. A door from the bedroom leads to a further storage area which is 2.25m x 2.55m

### BATHROOM 3.17 x 1.85 (10'4" x 6'0")

Double glazed frosted window. Pedestal basin with mirror over. Separate shower cubicle. Toilet. Bath. Heated towel rail. Part tiled walls. Ceiling spot lights.

### ANNEX

This offers plenty of options which could be for extended family or an additional income option. It has its own front door, but if required this could be changed to be accessed via the first floor of the main house. It comprises an open plan lounge kitchen diner, a separate bedroom and a shower room.

### GARAGES

There are two separate garages with up and over doors. Both have power and light with one of them housing the oil tank.

### OUTSIDE

#### FRONT

The area is laid with tarmac offering parking. A gate to the side of the property offers access to the garden.

#### REAR GARDEN

This is split over two levels with the higher level being able to be accessed from the sitting room or from the utility room. A delightful spot to sit and admire the views over the village and onto the viaduct in the distance. The lower garden is accessed via steps to the side and has is designed to be low maintenance. It is enclosed with hedges and fencing.

### STORE ROOM 12.97 x 2.50 (42'6" x 8'2")

There is separate secure store room which is accessed via the steps leading to the bottom garden. An impressive space which is a rarity on most homes.

### TENURE

The property is freehold with leased solar panels

### 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 G. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

The annex is A

### ADDITIONAL INFORMATION

Local authority Bath and North East Somerset  
Services Main electric. Mains water. Septic tank. Oiled fired central heating  
Broadband Ultrafast 10000mps source Ofcom  
Mobile phone EE 02 likely Three Vodafone limited Source Ofcom+  
Within a coal mining reporting area  
Located in a conservation area

