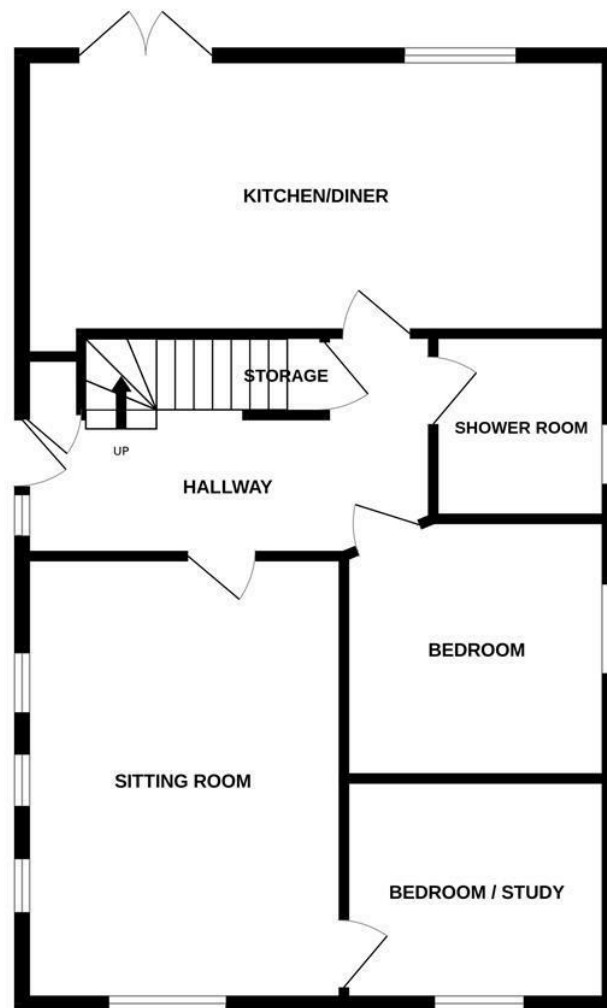


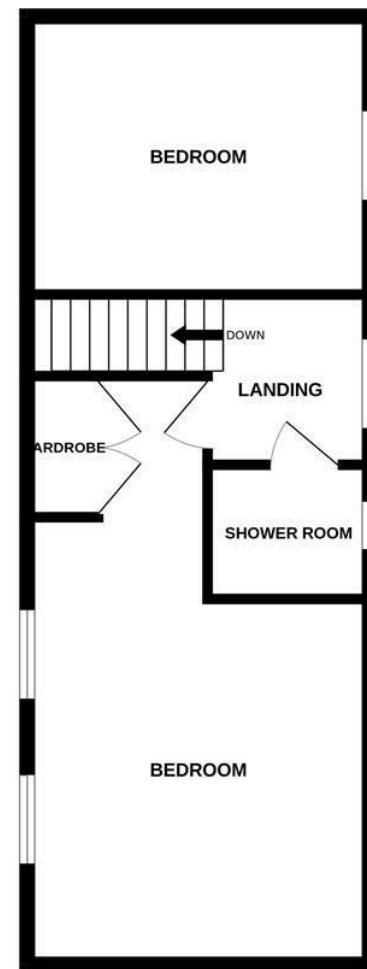
489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(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	

GROUND FLOOR



1ST FLOOR



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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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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7 Fairways, Salford, Bristol, BS31 3HX



Offers In Excess Of £650,000

An immaculately presented detached bungalow in a highly sought after part of Salford. Offering flexible accommodation this really could suit a family or someone retiring.

- Detached bungalow
- Located in a cul de sac
- Beautifully presented
- Garage and further off street parking
- Close proximity to Salford Golf Course
- No onwards sales chain
- Pretty enclosed rear garden
- Modern contemporary design
- Bathroom and a shower room



7 Fairways, Saltford, Bristol, BS31 3HX

Welcome to this detached bungalow located in a sought-after location of Saltford. This delightful property boasts two reception rooms, three/four bedrooms and two shower rooms, offering flexible accommodation for your convenience.

Situated in a tranquil cul-de-sac, this home presents a peaceful retreat close to Saltford golf course, while still being close to all the amenities you could desire. The beautifully presented interior is sure to captivate you, providing a warm and inviting atmosphere for you to call home.

With plenty of parking available, you'll never have to worry about finding a spot for your car. The inclusion of two shower rooms, one on each level adds to the convenience and practicality of this lovely bungalow.

Don't miss out on this fantastic opportunity to own a property in such a desirable location with no onward sales chain.

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

GROUIND FLOOR

ENTRANCE HALL

Entry via a composite front door with a double glazed frosted door to the side. Wood grain laminate flooring. Staircase to the first floor with a storage cupboard underneath. Ceiling spot lights. Utilities cupboard with gas meter, water stop tap and electric fuse box.

SITTING ROOM 5.04 x 3.47 (16'6" x 11'4")

Three double glazed windows with side aspect and a large double glazed window with front aspect lets light flood in to the room. Electric fireplace with marble hearth, surround and mantle. Coved ceiling and ceiling spot lights. Radiator.

RECEPTION / BEDROOM 3.03 x 2.55 (9'11" x 8'4")

Double glazed window, Radiator. Ceiling spots lights.

BEDROOM 3.02 x 2.83 (9'10" x 9'3")

Double glazed window with side aspect. Cupboard with combi boiler. Radiator.

SHOWER ROOM 2.00 x 1.96 (6'6" x 6'5")

Double glazed frosted window. Shower cubicle. Vanity basin. Toilet. Part tiled walls. Heated towel rail. Ceiling spot lights.

KITCHEN DINER 6.67 x 3.16 (21'10" x 10'4")

Double glazed window and double glazed French doors which lead out to the garden. A great range of storage solutions comprising a range of grey base units with a mixture of cupboards and drawers with clever corner unit carousel shelves making the best of the space whilst making for easy accessibility. White wall cupboards compliment the grey base units. The work tops and upstands are a quartz style white finish with an inset sink and a mixer tap and offer ample working space which completes the high quality finish. There is a selection of built in appliances including, AEG double oven raised to make for better access, Hotpoint electric hob, fridge freezer, cooker hood, dishwasher and washing machine. The flooring matches the hallway with wood effect laminate flooring. Ceiling spot lights. Radiator.

LANDING

Double glazed window with lovely views. Radiator.

BEDROOM 6.57 narrows to 3.82 x 3.79 (21'6" narrows to 12'6" x 12'5")

A generous main bedroom with two double glazed window and a Velux style window. Built in wardrobe. Radiator. Eaves storage.

BEDROOM 3.86 x 3.03 (12'7" x 9'11")

Double glazed window and a Velux style window with views towards the golf course. Radiator. Eaves storage.

SHOWER ROOM 2.23 x 1.53 (7'3" x 5'0")

Double glazed frosted window. Complete all in one vanity unit comprising sink and toilet. Wall storage cupboards one with a mirror front. Walk in shower. Heated towel rail. Part tiled walls. Ceiling spot lights. Vinyl flooring.

OUTSIDE

GARAGE

Separate garage with roller door.

FRONT OF PROPERTY

Resin driveway which leads to the side of the property and up to the garage. Flower bed.

REAR GARDEN

Enclosed with fences to side and rear. Gates each side offer access. Great two level patio areas ideal for alfresco dining. Borders with mature plants and shrubs. Central lawned area.

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.

ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset Services. Gas Electric. Mains water and drainage. Broadband. Ultrafast 1000mps source Ofcom Mobile phone signal outdoor. EE Three O2 Vodafone. Likely. Source Ofcom

