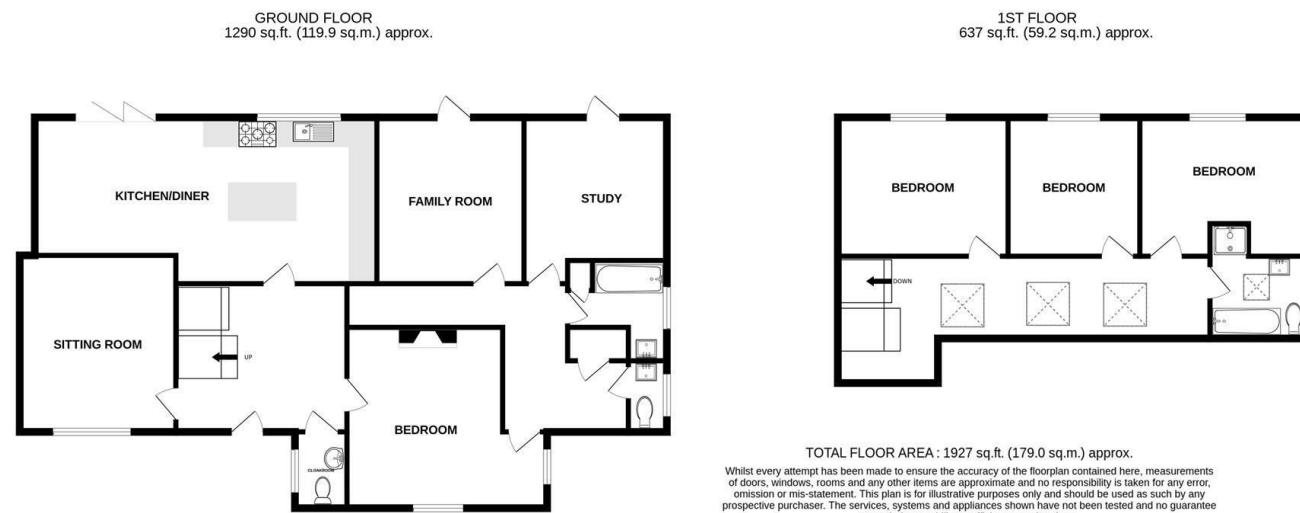


489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(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		

20 Rodney Road, Salford, Bristol, BS31 3HP



£795,000

An individual detached dormer bungalow providing extensive accommodation set in good size gardens which are westerly facing at the rear. Set in a first class residential location.

- Versatile property extending to circa 1930 sqft. Ideal for family occupation or downsizing
- Entrance hall
- Sitting room
- Open plan live-family kitchen/dining room with bi-fold doors to garden
- Tv/family room and separate study
- 4 bedrooms (one downstairs)
- 2 bathrooms
- Good size level west facing rear garden
- Double length garage and ample driveway parking
- Garden studio

www.daviesandway.com
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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20 Rodney Road, Salford, Bristol, BS31 3HP

An individual detached dormer bungalow which dates originally from the 1950's. It is an attractive property with render finished elevations contrasting with anthracite coloured windows and roof and has been the subject of significant expenditure during our clients' ownership which has included a dormer conversion at the rear to provide a significant amount of accommodation whilst preserving the attractive facade and more recently re roofing, rendering and the installation of new windows and doors. The property enjoys a good degree of versatility with the potential to configure the downstairs rooms to suit the purchaser's own requirements and to further add value.

The property stands in good size well balanced gardens with an appealing degree of maturity and a westerly facing rear aspect. Further benefits are a driveway which provides ample off street parking, a double length garage and a garden cabin used as a home office..

Salford 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

Double glazed entrance door to

RECEPTION HALL 3.74m x 3.50m (12'3" x 11'5")

Vinyl flooring, staircase rising to first floor, ceiling mounted downlighters.

CLOAK/WC

Double glazed window to side aspect. White suite of WC and wash basin with cupboard beneath. Ceiling mounted downlighters.

LIVE-IN KITCHEN/DINING ROOM 8.0m x 4.0m reducing to 3.17m (26'2" x 13'1" reducing to 10'4")

Large open plan space with double glazed window overlooking the rear garden and double glazed 3 panel bi fold doors to the garden. Wood flooring, radiator, well appointed, furnished with range of gloss white wall and floor units with contrasting work surfaces and up stands, inset stainless steel single bowl sink unit with mixer tap, french blue range cooker with stainless steel back panel and hood, integrated Bosch Microwave oven, space for american style fridge/freezer, radiator, kick space heater, island unit with drawer and cupboard storage space and breakfast bar overhang.

SITTING ROOM 4.14m x 3.32m (13'6" x 10'10")

Double glazed window to front aspect, radiator.

BEDROOM 5.71m to max x 4.31m (18'8" to max x 14'1")

Double glazed windows to front and side aspects. Non functional stove. Built in hanging rails and two radiators.

INNER HALLWAY

Wood block floor, radiator, cloaks cupboard.

UTILITY AREA

With fitted work surfaces and plumbing for automatic washing machine and further appliance space.

CLOAK/WC

Double glazed window, heated towel rail, low level wc and wash hand basin with tiled surrounds. Wall mounted gas fired combination boiler.

BATHROOM

Double glazed window to side aspect, radiator. Suite comprising panelled bath with mixer tap incorporating shower attachment, sink with tap and tiled surrounds and cupboard beneath. Shelved linen cupboard.

TV/FAMILY ROOM 3.97m x 3.44m (13'0" x 11'3")

Double glazed door to rear garden. Radiator.

STUDY 3.35m x 3.36m (10'11" x 11'0")

Double glazed door to rear garden. Radiator.

FIRST FLOOR

LARGE LANDING 8.73m x 1.90m (28'7" x 6'2")

Flooded with natural light with four double glazed velux windows to the front aspect. Radiator. Access to under eaves storage area, ceiling mounted downlighters.

BEDROOM 3.98m x 3.24m (13'0" x 10'7")

Double glazed window overlooking the rear garden, radiator, ceiling mounted downlighters.

BEDROOM 3.26m x 3.09m (10'8" x 10'1")

Double glazed window to rear aspect, radiator, ceiling mounted downlighters.

BEDROOM 3.95m x 3.25m to max (12'11" x 10'7" to max)

Double glazed window to rear aspect, ceiling mounted downlighters. Built in wardrobe (included in measurements).

BATHROOM

Double glazed velux window to front aspect with sloping roof line. White suite comprising wc with concealed cistern, bath with side mounted taps, wash hand basin set in vanity unit with tiled splash back and cupboard beneath and separate fully tiled shower enclosure. Heated towel rail.

OUTSIDE

FRONT

Stone walled boundary to Rodney Road with a deep garden laid mainly to lawn with cultivated borders with shrubs and trees. A block paved and gravel driveway provides ample off road parking. There is a gated access to one side while to the other is access to the

DOUBLE LENGTH GARAGE 8.67m x 2.80m (28'5" x 9'2")

Double wooden entrance doors with power and light connected, personal door and window. At the rear of the garage is an office/store 2.80m x 2.19m (9' 2" x 7' 2")

GOOD SIZE REAR GARDEN 19.5m x 18m (63'11" x 59'0")

An enclosed, level, westerly facing garden. It has a paved patio terrace and is laid to lawn with a magnolia tree to one side, fenced vegetable garden with raised beds. There is a further patio and gravel bed, a chicken coop and timber workshop/summerhouse.

GARDEN CABIN STUDIO 3.84m x 2.95m (12'7" x 9'8")

Used as a home office with power and light.

TENURE

Freehold

COUNCIL TAX

The present Council Tax band is F. A change of ownership can lead to a review of the assessment.

ADDITIONAL INFORMATION

Local Authority. Bath and North East Somerset Services Gas. Electric. Mains water and sewerage Broadband. Ultrafast 1000mps Source Ofcom Mobile phone. EE O2 Three Vodaphone. Outside Likely. Source Ofcom

