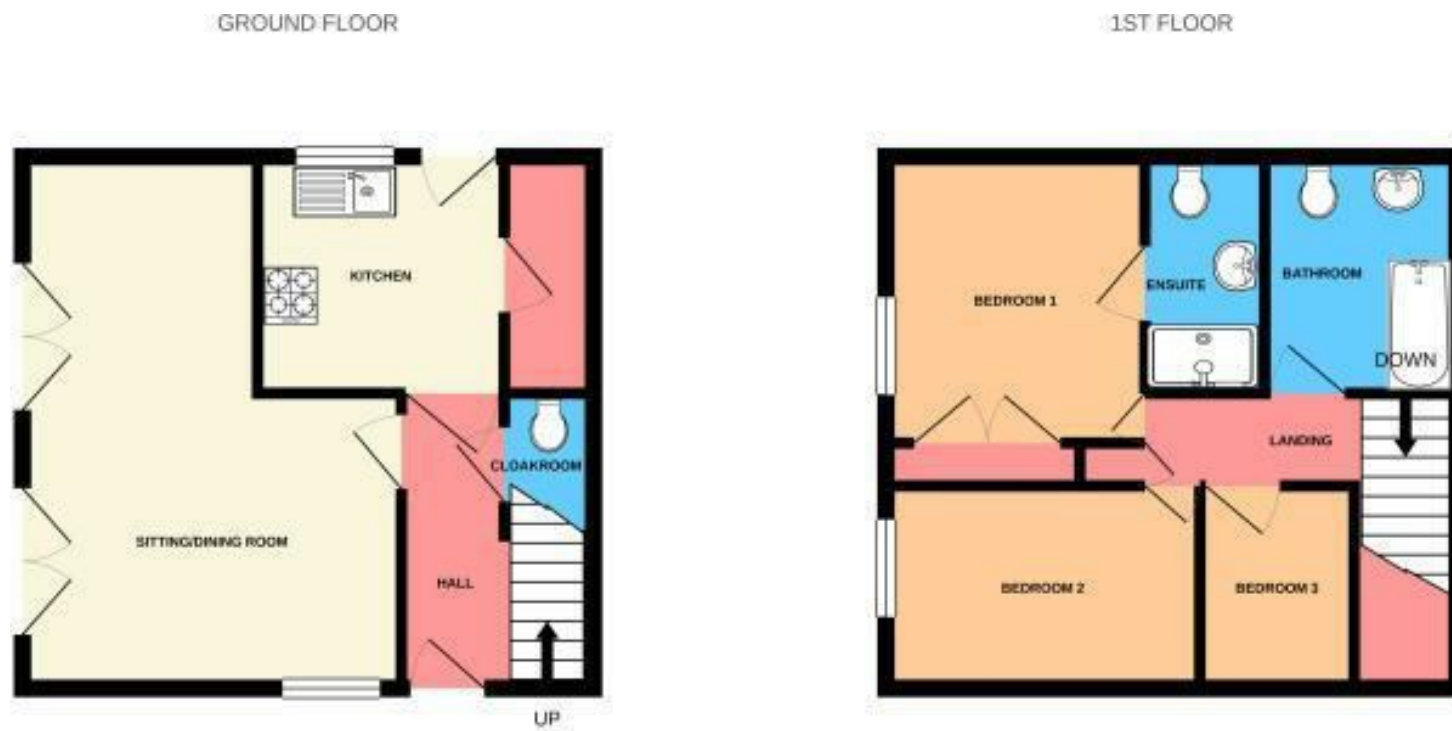


489 Bath Road, Salford, Bristol, BS31 3BA
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

7 Kings Court Cottages New Road, Pensford, Bristol, BS39 4AR



Whilst every attempt has been made to ensure the accuracy of the floorplan, contained herein, 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. Made with floorplan 5/2020



Asking Price £364,995

Available for the first time since new semi detached house formed from the conversion of a substantial building in to two new homes forming part of a small development of just eight properties in a popular country village on the edge of the Chew Valley just south of Bristol.

- High specification with fitted Bosch kitchen appliances
- Accommodation across 2 floors
- Entrance Hall, Cloak/WC
- Lounge/dining Room with twin French doors to garden
- Kitchen
- 3 Bedrooms
- En-suite Shower Room to Master
- 2 Private Parking Spaces
- Enclosed Gardens
- No Onward Chain

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7 Kings Court Cottages New Road, Pensford, Bristol, BS39 4AR

Available for the first time since new, this well presented semi detached house is one of just eight new homes which form part of a small development on the southern side of the village of Pensford.

This particular property is formed from the conversion of a former commercial building into two dwellings and has rendered finished elevations beneath a tiled roof. It has the benefit of uPVC double glazed windows which are traditional Heritage Green externally and white internally to preserve the light and spacious feel to the accommodation.

Internally the property is immaculately presented and conventionally arranged across two floors, the ground floor being approached by an entrance hall with a downstairs wc, there is an 'L' shaped lounge/dining room with twin french doors leading onto the southerly facing garden. A well appointed kitchen completes the ground floor accommodation. To the first floor there are three bedrooms, the master bedroom with an en-suite shower room with the other bedrooms being served by a family bathroom. On the outside the property has two private parking spaces with views across the village and a level garden with artificial lawn and patio terrace.

Pensford is a popular village location on the edge of the Chew Valley south of Bristol and is easily commutable to Bristol, Bath and Wells with the Chew Valley and the Mendip Hills providing many recreational opportunities. The nearby town of Keynsham provides a range of day to day amenities approximately 4 miles away. The village itself has two public houses, well regarded primary school, parish church and general store/post office.

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

GROUND FLOOR

ENTRANCE HALL:

Staircase rising to first floor, vinyl floor, oak hand rail and understairs storage.

CLOAK/WC:

White suite with chrome finished fittings comprising low level wc and wash hand basin.

LOUNGE/DINING ROOM: 6.50m x 5.39m reducing to 3.11m (21'3" x 17'8" reducing to 10'2")

Feature wood panelling, log burner, uPVC double glazed window to front aspect and twin uPVC double glazed French doors leading to paved terrace and garden.

KITCHEN: 4.15m x 2.72m (13'7" x 8'11")

Vinyl flooring, uPVC double glazed window to rear aspect and uPVC double glazed door to outside. The kitchen is furnished with a range of contemporary units with inset stainless steel sink unit with mixer tap. The units provide a good range of drawer and cupboard storage space with Bosch integrated appliances.

LANDING:

BEDROOM ONE: 3.41m x 3.05m (11'2" x 10'0")

Fitted wardrobe, panel radiator, uPVC double glazed window overlooking the garden.

EN SUITE SHOWER ROOM:

Suite of shower, wash hand basin and WC, heated towel rail, vinyl flooring.

BEDROOM TWO: 3.45m x 2.13m (11'3" x 6'11")

uPVC double glazed window overlooking the garden, electric panel heater

BEDROOM THREE: 2.12m x 2.11m (6'11" x 6'11")

uPVC double glazed window, electric panel heater

BATHROOM:

White suite with chrome finished fittings comprising bath with mixer tap, bath mounted shower screen and shower, low level wc and wash hand basin with mixer tap, vinyl flooring.

OUTSIDE

The property has the benefit of a fitted bench, pergola, paved terrace which is southerly facing and leads to a level enclosed artificial lawned garden. The garden benefits from a direct access gate to the two private parking spaces in addition to visitors parking in the adjoining parking area.

AGENTS NOTE:

All mains services. There is no gas at the property. The heating is electric. Solar panels provide surplus energy back to the grid and hot water backup.

Superfast 80Mbps broadband available (Source - Ofcom)

Mobile connection likely available externally via EE, O2, Vodafone & Three and internally via EE & O2.

The car park area and communal areas are within a management company for which there will be an annual management fee of £100.

Tenure: Freehold

Council Tax Band: E

