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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	87
(81-91) B			
(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		

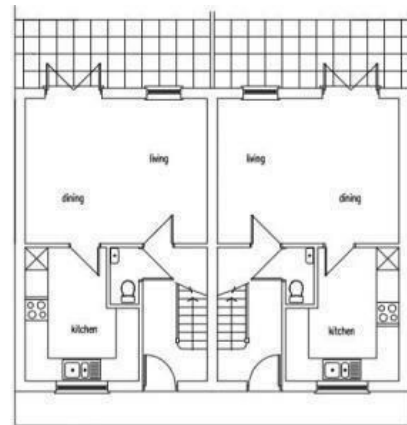
1 Kings Court Cottages New Road, Pensford, Pensford, BS39 4AR



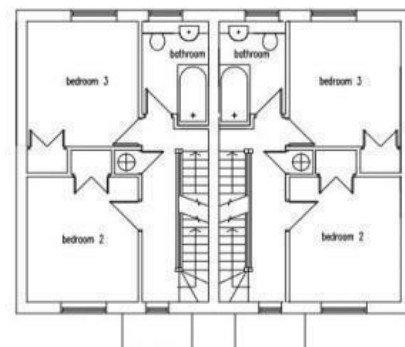
Asking Price £349,995

Available for the first time since new, this semi detached cottage forms part of a small development of just 8 similar properties in a popular country village location on the edge of the Chew Valley just south of Bristol. The property has acoustic double glazing surround, the remainder of a 10 year warranty and is available on a chain free basis.

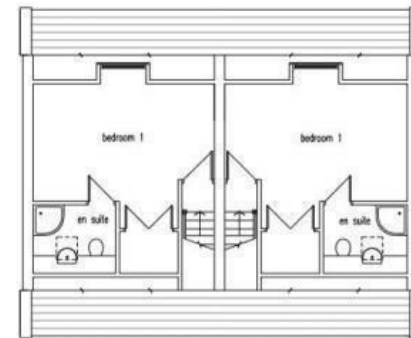
- Accommodation across 3 floors
- Entrance Hall
- Cloak/WC
- Lounge/Dining Room with french doors
- Fitted kitchen with integrated Bosch appliances
- Enclosed rear garden
- 3 double bedrooms
- Master Suite on top floor
- 2 private parking spaces
- No onward chain



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PENSFORD GARAGE, WELLS ROAD, PENSFORD	drawn mmp
Proposed residential redevelopment	date Sep.18
UNITS 3-6 - FLOOR PLANS	scale 1:100
	0A3
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1 Kings Court Cottages New Road, Pensford, Pensford, BS39 4AR

This semi detached cottage is one of just eight bespoke homes which form part of a small development on the southern side of the village of Pensford. The properties are attractive with stone faced elevations and uPVC double glazed windows which are traditional Heritage Green externally and white internally to preserve a light and spacious feel to the accommodation.

Internally the property is conventionally arranged across three floors, the ground floor being approached by a hallway with a downstairs wc, a lounge/dining room extending the full width of the property at the rear with french doors opening on to the rear garden while the well appointed kitchen which is furnished with a range of contemporary units with solid work wood surfaces and Bosch integrated appliances, is situated at the front of the property.

On the first floor there are two double bedrooms and a family bathroom while the second floor houses the master bedroom and en suite shower room. All bedrooms have wardrobe recesses ready for the buyer to fit out to their own requirements.

On the outside the property is easily maintained having two private parking spaces, gated side access leading to an enclosed rear garden laid to pavings and lawn with a timber garden store. To the rear of the property there is a pleasant rural backdrop with trees and fields.

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 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

Hallway

Staircase rising to first floor with oak hand rail and newel cap, useful understairs storage area.

Downstairs WC

White suite with chrome finished fittings comprising low level wc and wall hung wash hand basin with tiled splash back.

Lounge/Dining Room 4.76 x 3.74 (15'7" x 12'3")

uPVC double glazed window to rear aspect and uPVC double glazed french doors to rear garden.

Kitchen 3.55 x 2.93 (11'7" x 9'7")

uPVC double glazed window to front aspect, ceiling mounted downlighters. The kitchen is furnished with a range of contemporary wall and floor units finished in light grey with traditional door furniture and solid wood work surfaces and up stands. Inset stainless steel one and quarter bowl sink unit with mixer tap. The units provide a range of cupboard and drawer space with Bosch integrated appliances including dishwasher, washing machine, fridge/freezer, induction hob with stainless steel extractor above and stainless steel finish oven.

First Floor

Landing

Double glazed window to front aspect. Cupboard with hot water cylinder. Staircase rising to second floor.

Bedroom Two 3.25 x 2.95 (10'7" x 9'8")

Double glazed window to front aspect, wardrobe recess, panel radiator

Bedroom Three 2.93 x 3.63 (9'7" x 11'10")

Double glazed window to rear aspect. Wardrobe recess, panel radiator

Bathroom

Double obscure glazed window to rear aspect, ceiling mounted downlighters, extractor fan. White suite with chrome finished fittings comprising bath with mixer tap, bath mounted shower screen and thermostatic shower, low level wc and wall hung wash hand basin with mixer tap. Shaver point, heated towel rail.

Second Floor

Bedroom One 3.83 x 3.81 (12'6" x 12'5")

Characterful sloping roof lines and double glazed window to rear aspect with rural views. Wardrobe recess.

Ensuite

Double glazed velux style window. White suite with chrome finished fittings comprising low level wc, wall hung wash hand basin with mixer tap and fully tiled shower enclosure with thermostatic shower. Heated towel rail, extractor fan, ceiling mounted downlighters.

Outside

To the FRONT of the property is direct access to two private parking spaces. A paved side access and gate leads to the ENCLOSED REAR GARDEN 6m x 4m (19' x 13'). The garden is level and enclosed with timber fencing, laid to lawn and patio with a timber garden storage shed. The garden is easily maintained.

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: D

