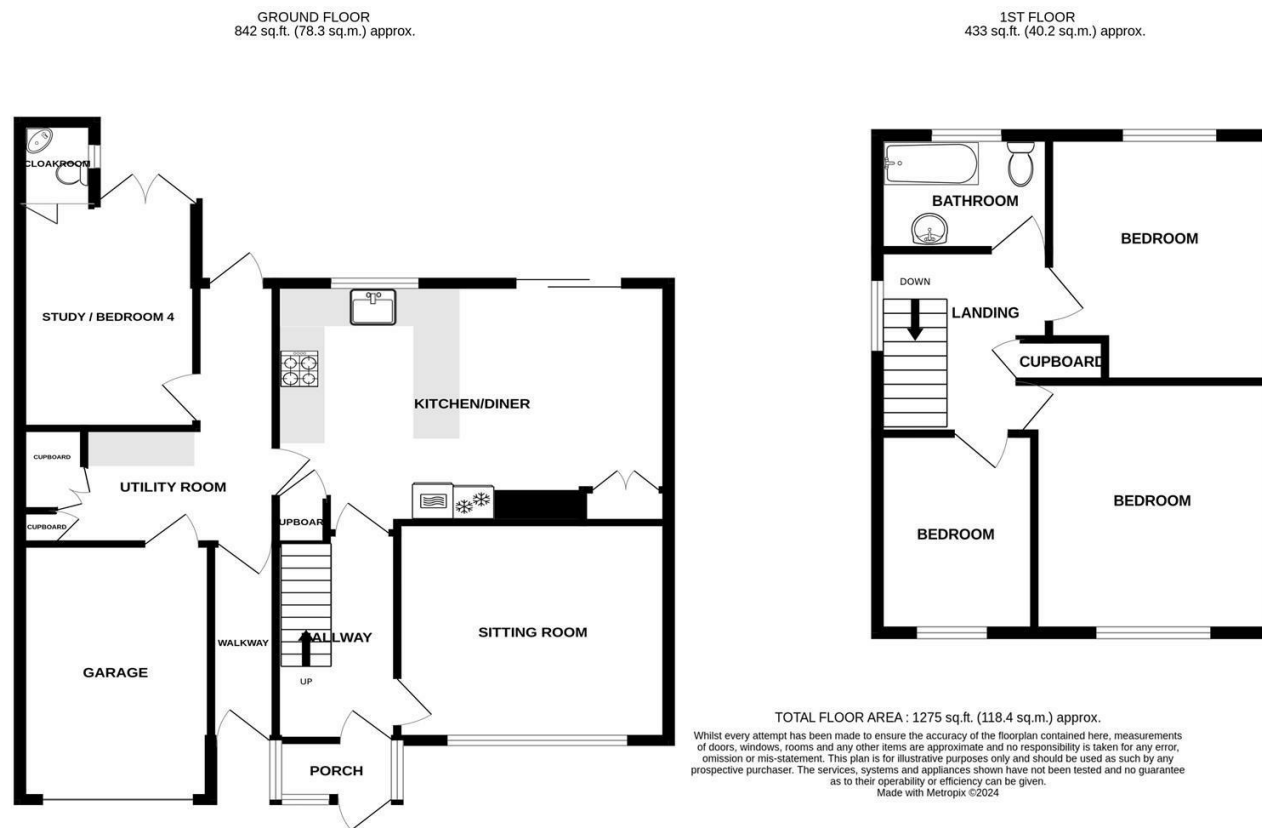


489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	82
(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		

35 Claverton Road West, Salford, Bristol, BS31 3DU



Price Guide £500,000

Well presented light and spacious semi detached house, extended on the ground floor and enjoying a good size rear garden. Easy access to the outstanding village primary school.

- Greatly improved and renovated circa 2016 during the current ownership
- Porch and entrance hall
- Sitting room
- Open plan kitchen/dining room with built in appliances opening onto the rear garden
- Utility room
- Ground floor study/bed 4 with ensuite cloakroom WC.
- 3 Bedrooms
- Modern bathroom
- Garage and driveway parking
- Good size mature level gardens.

www.daviesandway.com
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35 Claverton Road West, Saltford, Bristol, BS31 3DU

This well proportioned extended Laing built semi detached house was subject to renovation and a great many improvements in 2016 at the start of the current ownership. The work has created a light and spacious family home with versatile accommodation offering up to 4 bedrooms if required. It is complemented by a good size mature garden, garage and driveway parking.

On the ground floor the house is approached through a porch to an entrance hall with built in bespoke understairs storage. The reconfiguration provides a separate living room at the front of the property with an open plan kitchen/dining room at the rear opening onto the garden. There is a useful utility room and an additional room with an ensuite cloak/WC. This room is presently utilized as a home office but would serve equally well as a playroom or 4th bedroom. On the first floor are 3 bedrooms (two are doubles) with a refitted bathroom.

Externally the property stands on one of the larger plots for this style of house with a decent size front garden, driveway and garage and a good size mature rear garden.

Saltford 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 which is rated Outstanding by OFSTED and is situated literally around the corner and the well regarded Wellsway Academy at Keynsham. There is a pedestrian short cut accessed from Witney Close linking to the Bath Road and the village centre.

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

GROUND FLOOR

ENTRANCE PORCH

PVCu framed and double glazed. Quarry tiled floor. Double glazed inner door and side screen to hallway

HALLWAY

Staircase to first floor with well designed understair built in storage. Radiator.

SITTING ROOM 3.86m x 3.53m (12'7" x 11'6")

Double glazed picture window to front aspect. Radiator.

OPEN PLAN KITCHEN/ DINING ROOM 5.73m x 3.64m to max reducing to 2.98m (18'9" x 11'11" to max reducing to 9'9")

The kitchen area is furnished with a range of modern cream finished wall and floor units providing drawer and cupboard storage space with beech block style work surfaces and tiled surrounds. Inset one and a third bowl stainless steel sink unit and mixer tap, integrated gas hob with contemporary extractor, eye level oven, microwave and compact dishwasher. Shelved pantry with built in drawer storage. Double glazed window overlooking the rear garden. The dining area has a sliding double glazed door opening onto the garden, while double doors access a deep built in storage cupboard (excluded from measurements). Radiator. The room has ceiling mounted downlighters.

UTILITY ROOM 3.63m x 1.78m (to max) (11'10" x 5'10" (to max))

Fitted units and work surface to match the kitchen. Plumbing and space for washing machine plus space for additional appliance. Deep shelved pantry unit. Door to side passage (leading to the front of the property), door to garage and double glazed door leading to the rear garden.

STUDY/BEDROOM 4 2.82m x 2.69m (9'3" x 8'9")

Double glazed french doors to rear garden. Radiator.

EN SUITE CLOAKROOM/WC

Double glazed window. White suite with chrome finished fittings comprising WC and corner wash basin. Half tiled walls.

FIRST FLOOR

LANDING

Access to loft space. Double glazed window to side aspect. Shelved linen cupboard

BEDROOM 3.57m x 3.41m (11'8" x 11'2")

Double glazed picture window to front aspect. Radiator

BEDROOM 3.61m x 3.25m (11'10" x 10'7")

Double glazed window overlooking the rear garden. Radiator. Freestanding wardrobes included in the sale price.

BEDROOM 2.67m x 2.28m (8'9" x 7'5")

Double glazed window to front aspect. Radiator. Bulkhead shelf (included in measurements)

BATHROOM

Double glazed window to rear aspect. Downlighters and heated towel rail. Modern white suite with chrome finished fittings comprising bath with thermostatic shower above and bath mounted shower screen, WC and wash basin with mixer tap and drawer storage beneath. Illuminated mirror. Extensively tiled surrounds.

OUTSIDE

FRONT

Brick walled boundary to Claverton Road West with a level garden, laid to lawn with stone edged wood chipped beds with shrubs and roses.

GARAGE 5.09m x 2.95m (16'8" x 9'8")

A block paved driveway with an outside power point and water leads to the garage, which has an up and over entrance door, power and light and an internal door to the utility room.

GOOD SIZE REAR GARDEN 17.5m x 10m (57'4" x 32'9")

A pleasant feature of the property the garden is level and mature. It has a paved patio terrace immediately to the rear of the house with outside light, water and power. Beyond lies a lawned garden with stone edged cultivated borders and a variety of trees.

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

All mains services. We understand the house was rewired in 2016 and has cavity wall insulation.

Ultrafast 1000mbps broadband available. Source - Ofcom.

Mobile voice & data coverage likely available outside via EE, Three, O2 and Vodafone but limited inside. Source - Ofcom.

