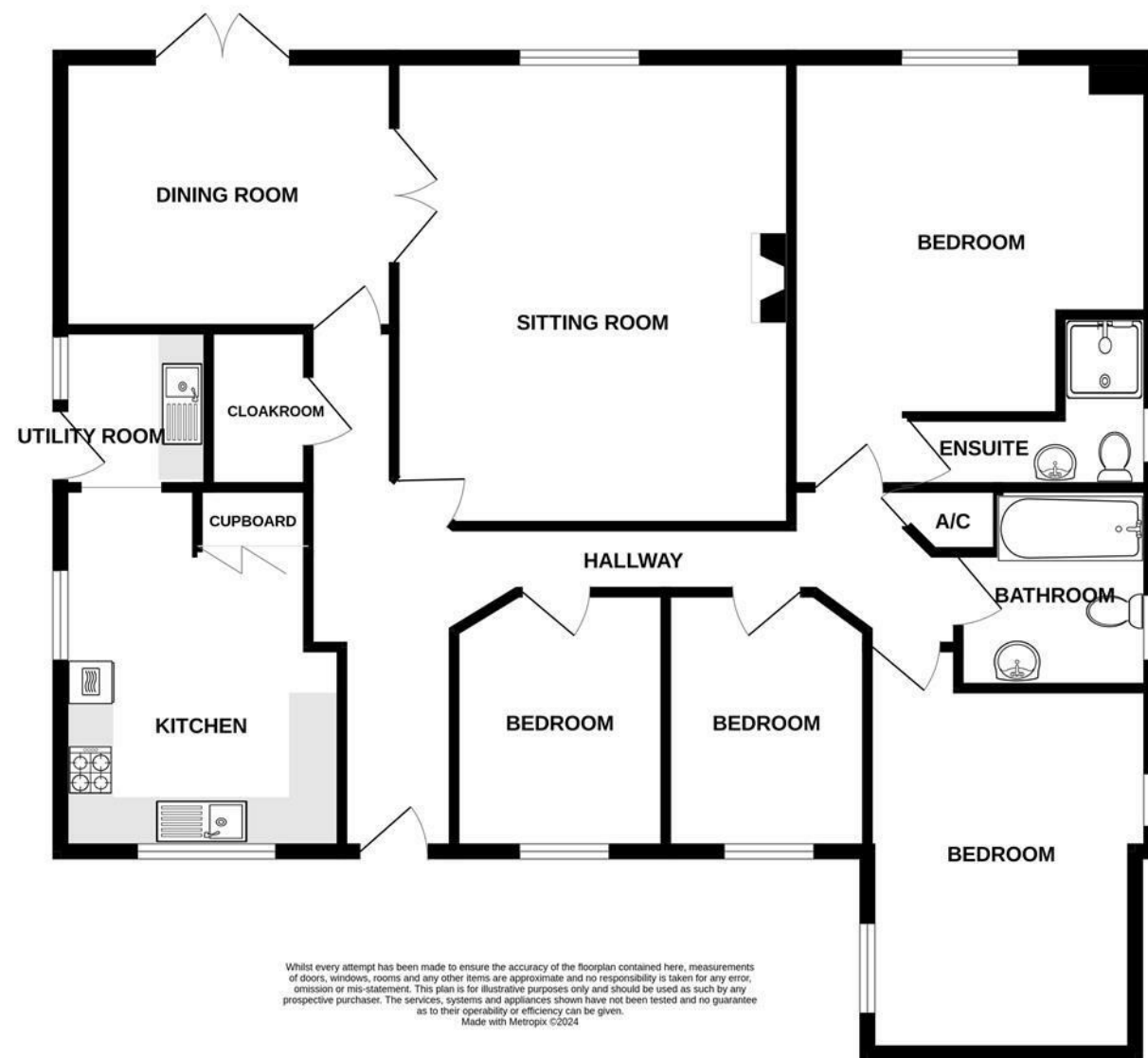


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales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

GROUND FLOOR



1 Canal View, Camerton, BA2 0BP



£550,000

A delightful detached four bedroom bungalow in a cul de sac with a rear garden and a further piece of land behind being offered with no onwards chain.

- Detached bungalow located in a Cul De Sac
- Garage and further off street parking
- Delightful views from the property to fields
- Garden plus additional land directly behind
- No onwards chain
- Master bedroom with an ensuite shower room
- Great location with Bath only 7 miles away
- Generous accommodation of over 1300 sqft

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1 Canal View, Camerton, BA2 0BP

Nestled in the charming village of Camerton, this delightful detached bungalow offers a tranquil retreat with a picturesque view. Boasting four bedrooms and two bathrooms, this property provides ample space for comfortable living.

Built circa 2001, this bungalow spans 1,346 sq ft, offering the potential for a cosy yet spacious layout perfect for families or those seeking a peaceful abode. The property features parking for two vehicles, ensuring convenience for homeowners and guests alike. Additionally, the presence of a garage provides extra storage space or shelter for your vehicle.

One of the standout features of this property is its delightful rural outlook to fields, providing a serene and idyllic setting for relaxation. Tucked away in a cul-de-sac, this home offers privacy and a sense of exclusivity, making it a perfect sanctuary away from the hustle and bustle of city life.

Conveniently located just 7 miles from the historic city of Bath, this property combines the tranquillity of rural living with easy access to urban amenities. With no onward chain, the opportunity to make this charming bungalow your own is not to be missed.

Don't miss out on the chance to own a piece of countryside paradise with this beautiful bungalow in Camerton.

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

ENTRANCE HALL

Entry via double glazed composite door. Hallway leads to all rooms. Loft access. Airing cupboard with Worcester boiler and tank.

KITCHEN 3.94max x 2.97 (12'11"ax x 9'8")

A generous spacious kitchen with plenty of storage options including base units with cupboards and drawers with a wood effect finish and a pantry style cupboard with shelves. There is ample laminate worktop space with tiled splashback. A stainless steel one and half sink with a mixer tap and has a double glazed window above it looking out to the cul-de-sac. There is a further double glazed window with a side aspect. There is a built in gas hob and oven with a cooker hood above and a space is provided for a dishwasher. An opening leads to

UTILITY AREA 1.79 x 1.67 (5'10" x 5'5")

There is a double glazed window and a door that leads to the garden. Spaces are provided for a washing machine and a tumble dryer. Above this is a laminate worktop with an inset stainless steel sink with drainer and a mixer tap. A further space for a fridge freezer is provided.

TOILET 1.79 x 0.88 (5'10" x 2'10")

Pedestal sink with a tile splashback. Toilet. Extractor fan. Radiator.

DINING ROOM 3.07 x 3.76 (10'0" x 12'4")

Double glazed multi glass pane doors lead out to the garden and further doors lead to the sitting room. Radiator.

SITTING ROOM 5.28 x 4.49 (17'3" x 14'8")

A great size room with a double glazed window overlooking the garden and views beyond. There is a gas fireplace with a wood surround and mantle and a marble hearth. There are coved ceilings and two wall lights.

BEDROOM 1 4.06 max x 4.85 narrowing to 2.82 (13'3" max x 15'10" narrowing to 9'3")

Double glazed window with a rear aspect over the garden and beyond. Radiator. Door leads to

ENSUITE I shaped 2.70 x 2.23 (I shaped 8'10" x 7'3")

Shower cubicle with a glass front and a thermostatic shower. Toilet with a pedestal wash basin and a tiled splashback. Radiator.

BEDROOM 2 4.11 x 3.21 (13'5" x 10'6")

Two double glazed windows. Radiator.

BEDROOM 3 2.98 x 2.28 (9'9" x 7'5")

Double glazed window. Radiator.

BEDROOM 4 2.98 x 2.38 (9'9" x 7'9")

Double glazed window. Radiator.

BATHROOM 2.27 x 2.18 (7'5" x 7'1")

Double glazed frosted window. Panel bath with a mixer tap and shower attachment. Toilet and a pedestal basin. Part tiled walls and vinyl flooring.

REAR GARDEN

Laid mainly to lawn with lovely views. Fencing to the left and rear with a wall to the right. There are mature flower borders and directly out the back of the property is a decked area and a stone chipped area with paving slabs leading behind the property and to the side of the property. There is side access to both sides of the property. Behind the garden is a further piece of land which is a real bonus and ensures an open aspect for the property.

FRONT OF THE PROPERTY

A tarmac driveway offers parking and leads to a double garage. There is a small lawned area and a pathway leads to the front door with side access to the bungalow.

DOUBLE GARAGE

There is a separate double garage with two up and over doors and a personal door to the rear.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. 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. All main services connected
Broadband. Ultrafast 1000 mps source Ofcom
Mobile phone. EE Three Limited. O2 Vodaphone likely
Property is located within a coal mining reporting area

