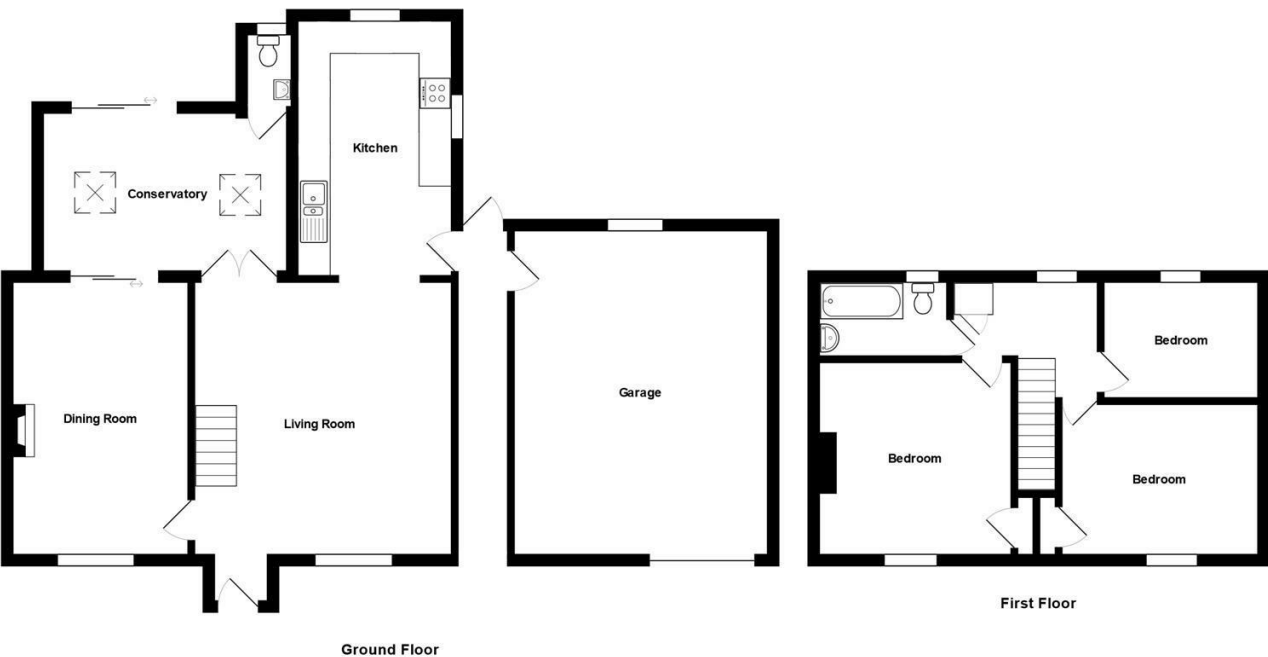


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	45	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 119.5 m² ... 1286 ft² (excluding garage)
 All measurements are approximate and for display purposes only.

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 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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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

38 Hillcrest, Pensford, Bristol, BS39 4AT



£425,000

Tucked away in Pensford is this three bedroom semi detached home with three reception rooms and a generous kitchen. Externally it has gardens to front and rear with double garage and further off street parking to the front.

- Tucked away location set back from the road
- Double garage with further off street parking
- Spacious ground floor accommodation with three receptions
- Generous kitchen space and storage
- Mature gardens to front and rear of the property
- Well located for access to Bristol 7 miles and Bath 12 miles
- Lovely walks on your doorstep
- No onwards sales chain



38 Hillcrest, Pensford, Bristol, BS39 4AT

Located in the charming village of Pensford, Bristol, this semi-detached house offers a delightful blend of comfort and convenience. Boasting three reception rooms, three bedrooms and bathroom, this property is perfect for families or those who love to entertain.

One of the standout features of this home is the ample parking space for up to four vehicles, including a double garage and additional off-street parking. The tucked-away location provides a sense of privacy, while the mature gardens at the front and rear of the property offer a tranquil retreat for relaxation or outdoor gatherings.

Nature enthusiasts will appreciate the proximity to lovely walks right on the doorstep, allowing for leisurely strolls amidst picturesque surroundings.

Don't miss out on the opportunity to make this charming property your own and enjoy the best of village living in the heart of Pensford.

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

FRONT RECEPTION ROOM 5.16 x 4.90 (16'11" x 16'0")

Entry via a modern double glazed front door. Double glazed window with front aspect and a side double glazed window. Opening to kitchen and two doors lead to the sitting room. A staircase leads to the first floor with storage underneath. Double glazed doors lead to the

REAR RECEPTION 4.83 x 3.07 (15'10" x 10'0")

Double glazed thin frame doors giving a great view to the garden. A skylight lets the light flood in from above. Laminate flooring. Radiator. Door to

CLOAKROOM 1.05 x 0.83 (3'5" x 2'8")

Double glazed frosted window. Vanity sink with tiled splashback and a toilet with laminate flooring.

MAIN SITTING ROOM 5.16 x 3.32 (16'11" x 10'10")

Double glazed window to front and patio doors to the rear reception room. Electric feature fireplace with stone hearth and a wood mantle. Two radiators.

KITCHEN 4.56 x 2.67 (14'11" x 8'9")

A lovely light and bright kitchen with double glazed window to both side and the rear. There are plenty of cream wall and base units offering excellent storage options with laminate worktops and a stainless steel one and half sink, mixer tap and a tiled splashback. Spaces are provided for a washing machine, dishwasher and a cooker. Above the cooker space is a built in cooker hood. Ceiling spot lights. A double glazed door gives access to the side of the property.

FIRST FLOOR

LANDING

Double glazed rear window. Loft access and an airing cupboard.

BEDROOM 3.85 x 2.80 (12'7" x 9'2")

Double glazed window with front aspect. Built in wardrobes and a further cupboard over the stairs. Radiator.

BEDROOM 2.94 x 2.22 (9'7" x 7'3")

Double glazed window. Radiator.

BEDROOM 3.65 x 3.33 (11'11" x 10'11")

Double glazed window with front aspect. Cupboard over the stairs.

BATHROOM 2.40 x 1.43 (7'10" x 4'8")

Double glazed frosted window. Panel bath with an electric shower and a glass screen. Pedestal wash basin and toilet. Tiled walls and vinyl flooring. Ceiling spot lights.

OUTSIDE

FRONT

Entry to the property is via gates to a driveway offering ample off street parking which leads up to the double garage. A pathway leads from the driveway to the front door. A raised area has plenty of mature plants and shrubs and is enclosed by hedging to the front with fencing and a wall to the left and right of the property. A gate leads to a covered alleyway which leads to the rear garden.

GARAGE 6.40 x 4.77 (20'11" x 15'7")

Two up and over doors and a personal door to the rear of the garage. There are two windows to the rear of the garage giving natural light. The oil fired boiler for the property heating is located here.

REAR GARDEN

A lovely mature garden with many pretty plants and shrubs and is enclosed by fencing and hedges. There are two patio areas which make a great seating area to relax or for outside dining. Part of the garden is laid to lawn and some steps lead up to the rear reception patio doors.

TENURE

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk. The present Council Tax Band for the property is C. 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. Oil central heating. Mains water and sewerage. Mains electricity
Broadband speed. 1000mps source Ofcom
Mobile phone signal. EE O2 Three Vodaphone. All likely. Source Ofcom
Property is in a coal mining reporting area

