



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

28 Claverton Road West, Saltford, Bristol, BS31 3AL



Total Area: 148.8 m² ... 1601 ft²
All measurements are approximate and for display purposes only.



Price Guide £675,000

A substantial Voisey-built semi-detached house of the ever popular halls adjoining design set on a premium double width corner plot with a south facing rear garden.

- Available to the market with no upward sales chain
- Double width corner garden plot with huge potential for further extension and development (subject to consents)
- 1600 sq ft of newly decorated accommodation
- Porch and entrance hall
- 2 separate reception rooms
- Kitchen/breakfast room
- Utility/shower and downstairs WC
- 4 Bedrooms
- Bathroom
- Driveway parking

www.daviesandway.com
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28 Claverton Road West, Saltford, Bristol, BS31 3AL

This substantial double bay-fronted semi-detached house dates from the 1950s and was constructed by a renowned local builder Voisey and has the ever popular "halls adjoining" design, set on a particularly desirable plot at the corner of Claverton Road West and Victoria Road with a south facing rear garden. The property was extended in the 1970s having been in the same family since construction and is offered to the market with no upward sales chain.

These properties always prove extremely popular with generous room sizes and excellent levels of natural light. This particular property has further potential to extend to the side and has an unexploited loft space if further bedroom accommodation is required.

The house is approached through an entrance porch to an 'L' shaped hallway which gives access to a downstairs cloakroom with wc. There is a bay-fronted living room to the front of the property and a large dining and family room at the rear with doors opening onto the garden. The kitchen/breakfast room is furnished with a range of shaker style units, in addition there is a utility room with a shower and wash basin.

On the first floor the main bedroom has a wide double glazed bay window and is situated at the front of the property with the other three bedrooms at the rear, one of which has an adjacent dressing room, all served by a family bathroom.

Outside, this property is set apart from others as it stands on a premium double width corner plot with significant scope for extension and redevelopment and good size gardens to the front, side and rear.

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 and Wellsway at Keynsham. The cities of Bristol and Bath are within easy reach by road and public transport.

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

GROUND FLOOR

Double glazed entrance door and side window to

ENTRANCE PORCH

Tiled floor, original part glazed inner door and internal window to

'L'SHAPED HALLWAY

Original parquet flooring, staircase rising to first floor with deep understairs storage cupboard. Radiator.

CLOAKROOM/WC

Double obscure glazed window to side aspect. White suite comprising wc and wall hung wash basin with tiled splashback.

SITTING ROOM 4.15m into bay x 4.10m (13'7" into bay x 13'5")

Wide double glazed bay window to front aspect.

DINING & FAMILY ROOM 6.73m x 3.61m (22'0" x 11'10")

Double glazed french doors and side window and further double glazed door and window overlooking the rear garden. Single glazed vent window, three radiators, shelved recess, wall lights.

LOBBY

KITCHEN/BREAKFAST ROOM 3.99m x 3.51m (13'1" x 11'6")

Double glazed windows to rear and side aspects and double glazed door to outside. Radiator. The kitchen is furnished with a range of painted shaker style units providing drawer and cupboard storage space with contrasting worksurfaces and tiled surrounds. Inset one and three quarter bowl sink with mixer tap. Built-in oven and hob. Extractor fan. Bank of built-in shelved cupboards with louvre doors.

UTILITY/ SHOWER ROOM 2.60m x 2.23m (8'6" x 7'3")

Quarry tiled floor, double glazed window to front aspect and solid pvc door to outside. Fitted worksurface and plumbing for washing machine. Extractor fan. Fully tiled shower stall with thermostatic shower and washbasin with cupboard beneath. Extractor fan.

FIRST FLOOR

LANDING

Double glazed window to front aspect, access to under eaves storage. Access to roof space.

BEDROOM 4.28m into bay x 4.08m (14'0" into bay x 13'4")

Wide double glazed bay window to front aspect. Radiator. Built-in wardrobe (included in measurements) which also encloses a Worcester gas fired boiler and hot water cylinder.

BEDROOM TWO 3.63m x 3.30m (11'10" x 10'9")

Double glazed window to rear aspect, radiator, built-in shelved cupboard (included in measurements).

BEDROOM THREE 2.95m x 1.92m (9'8" x 6'3")

Double glazed window to rear aspect, radiator, built-in wardrobe (included in measurements).

DRESSING ROOM 2.50m x 1.94m (8'2" x 6'4")

Double glazed window to side aspect, radiator, access to under eaves storage (excluded from measurements), door to

BEDROOM FOUR / OFFICE 3.80m x 2.49m (12'5" x 8'2")

With a part sloping roof line and dual aspect with double glazed windows, radiator. Access to under eaves storage (excluded from measurements).

BATHROOM

Double glazed window to side aspect, fully tiled walls, radiator. Suite of bath with Mira shower over, wc with concealed cistern, wash basin and bidet. Wall mounted vanity cupboards.

OUTSIDE

The property is set on a desirable corner plot at the junction of Claverton Road West and Victoria Road.

FRONT GARDEN

Laid to lawn with mature shrub borders and trees.

SIDE GARDEN

Providing driveway parking with hedging, shrub borders and lawn.

REAR GARDEN 18m wide x 12m deep (to max) (59'0" wide x 39'4" deep (to max))

The rear garden is southerly facing with a paved terrace immediately to the rear of the property beyond which the garden is laid to lawn with two wildlife ponds and mature borders with trees and shrubs. There is a large timber shed to one side.

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

All mains services connected.

Ultrafast 1000Mbps available. Source - Ofcom

Limited voice & data coverage internally but likely externally via O2, EE, Three & Vodafone. Source - Ofcom.

