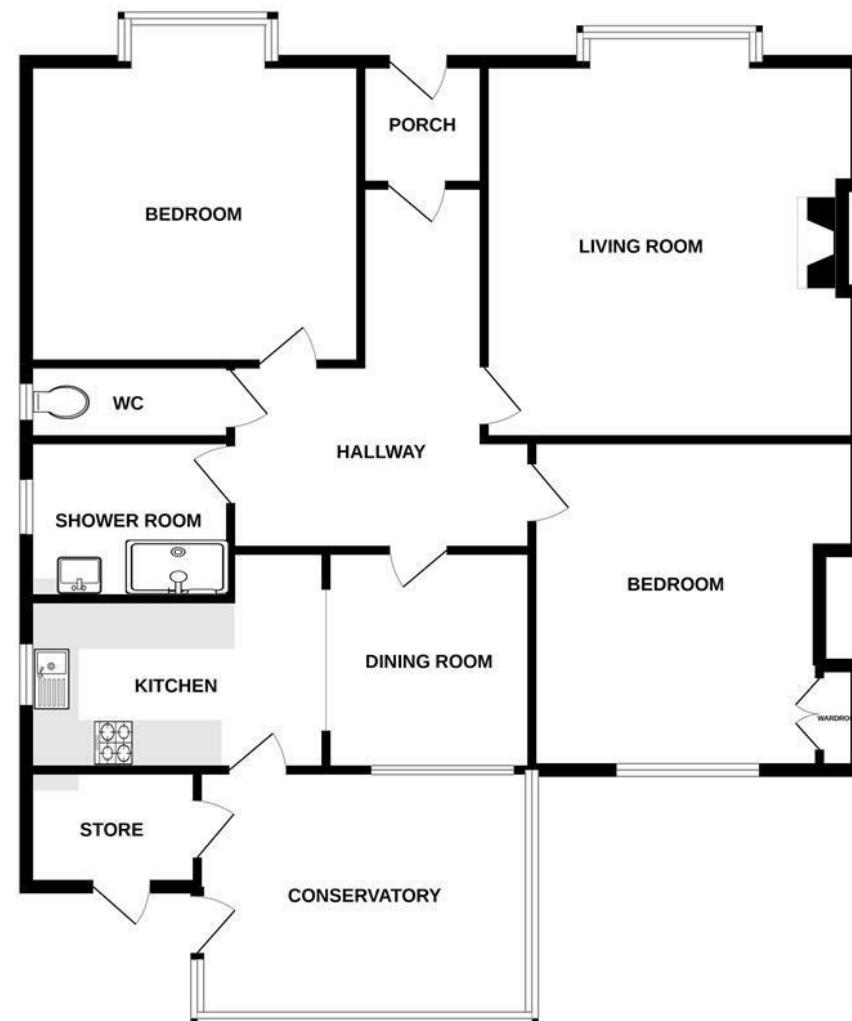


489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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www.daviesandway.com

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.

DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

17 Lansdown Road, Saltford, Bristol, BS31 3BB



£465,000

Located in the centre of Saltford Village, a short level walk to the shops, this detached bungalow, built circa 1950 offers a generous garden and ample parking. There is potential to develop the loft subject to planning, if required.

- Detached bungalow close to the village centre
- Two double bedrooms
- Sitting room and a separate dining room
- Conservatory overlooking the garden
- Separate shower room and WC
- Generous and mature rear garden
- Ample parking
- Solar panels
- Easy level walking access to the village shops and amenities



17 Lansdown Road, Saltford, Bristol, BS31 3BB

A delightful detached Bungalow, built circa 1950. Located in the centre of Saltford Village within easy level walking access to the high street amenities such as shops, post office, pharmacy and so on. It would make an ideal home to downsize too.

The property is located in a small cul-de-sac and begins with an accommodating frontage, providing parking on a block paved drive for up to three cars behind a five bar wooden gate. You have a separate porch which in turn opens into a spacious hallway. The living room is to the left with a bayed window and has wonderful wooden fire surround, the kitchen and dining room to the rear overlooking the garden is well equipped and has access to a conservatory and store room. Back along the hall, you will find a separate cloakroom and shower room. On either side of the hall, one facing the front and one the rear, are the two double bedrooms, both with fitted storage. Above the hallway the loft access currently with a pull down ladder and boarding; this would make an ideal conversion to a main bedroom with views towards Kelston, subject to the necessary consents.

Externally the rear garden is around 22 metres long with an Easterly facing aspect and benefits from plenty of sunlight and is ideal for keen gardeners as it's larger than some bungalows of this size.

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

ENTRANCE PORCH 1.33m x 0.75m (4'4" x 2'5")
Double glazed door to front aspect and tiled flooring.

HALL
A single glazed multi panel door to the front aspect with single glazed surround. Textured and painted beam ceiling, fuse box, meter cupboard, telephone point and vinyl flooring. Loft hatch with pull down ladder, partial boarding and light.

LIVING ROOM 4.71m to bay x 3.35m (15'5" to bay x 10'11")
Double glazed bay window to the front aspect, textured and painted beam ceiling, feature fireplace with open fire, ornate tile surround and wooden mantle, radiator, television point and carpet flooring.

DINING ROOM 3.04m x 2.25m (9'11" x 7'4")
Double glazed window to the rear aspect, textured and painted beam ceiling, opening to the kitchen, radiator and vinyl flooring.

KITCHEN 3.02m max x 2.71m (9'10" max x 8'10")
Double glazed window to the side aspect, double glazed door to the rear aspect, textured and beamed ceiling, a range of wall and base units, tiled splash backs, laminate work surfaces, composite one and half bowl sink/drain unit with mixer tap, integral four ring gas hob with pull out extractor hood over, integral electric oven, space for washing machine and fridge/freezer and vinyl flooring.

WC 1.72m x 0.83m (5'7" x 2'8")
Double glazed obscure window to the side aspect, textured ceiling, low level WC, tiled walls and laminate flooring.

SHOWER ROOM 1.71m x 1.55m (5'7" x 5'1")
Double glazed obscure window to the side aspect, textured ceiling, tiled walls, chrome towel radiator, pedestal wash hand basin, shower cubicle with electric shower over and tiled flooring.

BEDROOM ONE 3.37m to bay x 3.29m (11'0" to bay x 10'9")
Double glazed bay window to the front aspect, textured and painted beam ceiling, radiator and carpet flooring.

BEDROOM TWO 4.02m x 2.65m (13'2" x 8'8")
Double glazed window to the rear aspect, textured and painted beam ceiling, fitted cupboard and recess for storage, radiator and carpet flooring.

CONSERVATORY 2.76m x 2.33m (9'0" x 7'7")
Glazed surround with polycarbonate roofing, sliding door to the rear, hinged door to the side and door into the store, power and tiled flooring.

STORE 1.94m x 1.07 max (6'4" x 3'6" max)
Door into the store, side aspect door to garden, side aspect obscure window, power and light, wall mounted Worcester boiler and tiled flooring.

FRONT GARDEN
Wall to side and front with a five bar wooden gate, laid to block paving to provide parking for up to three cars, planted borders and side access.

REAR GARDEN approximately 21.8 metres long x 9.35m wide (approximately 71'6" metres long x 30'8" wide)
Hedge and fence surround, side access gate, patio area at both ends of the garden, a shingle seating area, lawn area, vegetable patch with raised beds, water fountain, wooden shed and a variety of plants, shrubs and trees which include fruit trees and a range of willow trees.

TENURE
The property is Freehold.

COUNCIL TAX BAND
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
The property comes with privately owned solar panels. They supply both electric and hot water. The vendor advises us the solar panels also amassed around £1000 repayment from the utility services.
Local authority. Bath and North East Somerset
Broadband. Ultrafast 1000 mps Source Ofcom
Mobile phone signal outdoors. EE O2 Three Vodaphone all likely. Services. All mains services connected

