

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	



Total Area: 105.3 m² ... 1134 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

6 Vernon Close, Saltford, Bristol, BS31 3AX



Price Guide £475,000

A delightful detached extended three bedroom home in a tucked away cul-de-sac location with a driveway and a garage.

- Cul-de-sac location
- Driveway and a garage
- Extended kitchen diner at the back of the property
- Open plan living space
- Enclosed rear garden
- Downstairs cloakroom
- Snug/Office
- 3 good size bedrooms
- Bath 5.8 miles Bristol 7.2 miles



6 Vernon Close, Saltford, Bristol, BS31 3AX

Nestled in a tranquil cul-de-sac on Vernon Close, Saltford, this delightful detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The open plan living accommodation creates a warm and inviting atmosphere, perfect for both relaxation and entertaining.

The heart of the home is undoubtedly the lovely extended kitchen diner, which provides ample room for family meals and gatherings. This space is designed to be both functional and stylish, making it a joy to cook and dine in. The property also boasts a well-appointed bathroom, ensuring convenience for all residents.

For those with vehicles, the property features a driveway as well as a garage, providing secure storage and easy access. The location is particularly appealing, as it is situated in a popular area of Saltford, close to a variety of local amenities. Residents can enjoy the benefits of a peaceful neighbourhood while still being within easy reach of shops, schools, and recreational facilities.

This charming home is perfect for anyone looking to settle in a friendly community, offering both comfort and convenience in a sought-after location. Don't miss the opportunity to make this lovely property your own.

ENTRANCE HALL 1.41 x 1.36 (4'7" x 4'5")

Glass panel uPVC front door with windows to the side.

CLOAKROOM 1.25 x 1.12 (4'1" x 3'8")

Double glazed frosted window. Toilet and a vanity sink. Radiator. Laminate flooring

OPEN PLAN LIVING SPACE

DINING AREA 3.4 x 3.36 (11'1" x 11'0")

Double glazed window with front aspect. Radiator. Stairs lead to the first floor with a cupboard under.

SITTING AREA 4.90 x 3.25 (16'0" x 10'7")

Electric fire with a wood surround and cream hearth gives a focal point to the room. Radiator, Glass panel door opens to

KITCHEN DINING SPACE 4.96 x 3.61 (16'3" x 11'10")

There is a range of cream base units comprising cupboards and drawers, some of which are a deep design, ideal for pans and a larder unit with laminate work tops and matching upstands. Stainless steel one and half sink with drainer and a mixer tap. Matching wall cupboards offer further storage space. A vaulted ceiling gives the room a light and airy feel with two roof lights and ceiling spot lights. Built-in double oven at waist level makes for easy access. There is also a built-in induction hob, cooker hood with glass splashback and dishwasher. Space is provided for a washing machine and a fridge freezer. Double glazed windows look out over the garden and French doors give access to the garden.

SNUG / OFFICE 2.75 x 2.61 (9'0" x 8'6")

Access from either the sitting room or kitchen. Radiator.

LANDING

Loft access.

BEDROOM 4.35 x 3.15 (14'3" x 10'4")

Double glazed window with front aspect. Built-in wardrobes. Radiator.

BEDROOM 3.65 max x 2.78 (11'11" max x 9'1")

Double glazed window. Radiator.

BEDROOM 2.82 x 2.30 (9'3" x 7'6")

Double glazed window. Radiator.

BATHROOM 2.83 x 2.01 (9'3" x 6'7")

Panel bath with a mixer tap and a shower over with a glass screen. Vanity sink and a toilet. Heated towel rail. Tiled walls and floor. Cupboard.

OUTSIDE

FRONT

Patio and lawned area with a pathway to the front door and a driveway leads to the garage.

REAR GARDEN

Fences to rear and side. It is mainly laid to lawn with a patio area.

GARAGE

Access via an up and over door. The boiler is located in the garage.

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

Local authority. Bath and North East Somerset Services . All mains services connected
Broadband Ultrafast 1000mps source Ofcom
Mobile WW O2 Three Vodafone. All likely Source Ofcom

