

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	

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Richmond House Wells Road, Hallatrow, Bristol, BS39 6EJ



Total Area: 180.9 m² ... 1947 ft² (excluding garage)
All measurements are approximate and for display purposes only.



£600,000

This substantial detached family home is well located within the village of Hallatrow. Offering flexible accommodation of four/five bedrooms and three reception rooms.

- Substantial detached family home
- Separate kitchen and dining room
- Conservatory
- Double garage and further off-street parking
- Gardens to front and rear
- Some lovely views
- Three reception rooms
- Generous master bedroom with an ensuite

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Richmond House Wells Road, Hallatrow, Bristol, BS39 6EJ

Nestled in the charming village of Hallatrow, Bristol, this delightful detached house on Wells Road offers a perfect blend of comfort and elegance. With five spacious bedrooms, this property is ideal for families seeking a serene retreat while still being close to local amenities.

Upon entering, you are welcomed by three inviting reception rooms, each providing ample space for relaxation and entertainment. The sitting room features a cosy wood burner, perfect for those chilly evenings, creating a warm and inviting atmosphere. The conservatory, bathed in natural light, serves as a lovely spot to enjoy the changing seasons.

The property boasts two well-appointed bathrooms, ensuring convenience for all residents. A separate cloakroom and a utility room adds to the practicality of the home, making laundry days a breeze.

Outside, the wrap-around gardens offer a delightful outdoor space for children to play or for hosting summer gatherings. With parking available via garaging and further off-street parking for more vehicles, this home combines convenience with a peaceful setting.

The lovely views from the property enhance its appeal, making it a perfect sanctuary for those who appreciate nature and tranquillity. This home is not just a place to live; it is a lifestyle choice, offering comfort, space and a sense of community in the heart of Hallatrow. Don't miss the opportunity to make this charming property your own.

ENTRANCE HALL 4.99 x 1.87 (16'4" x 6'1")

Entry via a uPVC front door with a double glazed window to the side allows light to flood in. Radiator. Staircase leads to the first floor and is open underneath giving space for storage and to hang coats.

SITTING ROOM 6.07 x 4.24 (19'10" x 13'10")

Doubler glazed French doors give access to the garden and double glazed windows each side allow light to flood in with further double glazed window to front and side aspect. Wood burner with wood surround, mantle and a tile hearth.

RECEPTION 2 4.99 x 2.99 (16'4" x 9'9")

Double glazed window with front aspect. Radiator.

KITCHEN 3.33 x3.84 (10'11" x12'7")

Range of cream base units with cupboards and drawers and matching wall cupboards. Laminate worktops with an in-set cream one and half sink with drainer and mixer tap. Tiled splashbacks and window sill. Built-in double oven, hob and cooker hood. Radiator. Breakfast bar peninsula with further storage underneath.

DINING ROOM 3.33 x 3.02 (10'11" x 9'10")

Double glazed French doors lead to a conservatory. Access to he room from either the kitchen or the sitting room.

CONSERVATORY 3.8 x 3.14 (12'5" x 10'3")

Dwarf wall with double glazed window above and a glass roof. French doors lead to the garden.

UTILTY ROOM 2.24 x 2.23 (7'4" x 7'3")

Double glazed window with side aspect and a double glazed door leads to the garden. Matching the units from the kitchen, there is a base and wall cupboard with laminate worktop with an in-set stainless steel sink with drainer and mixer tap. Space is provided for a washing machine, tumble dryer, dishwasher and a fridge freezer. Tiled floor and splashbacks.

CLOAKROOM 2.70 x 0.96 (8'10" x 3'1")

Pedestal basin with a tile splashback. Toilet. Radiator and an extractor fan. Shower cubicle with glass door and tiling to walls.

LANDING

A generous square landing. Loft access and an airing cupboard

MAIN BEDROOM 6.06 narrows to 4.28 x 4.27 max (19'10" narrows to 14'0" x 14'0" max)

Double glazed windows with lovely views into the distance. Built in wardrobes. Radiator. Door to

ENSUITE BATHROOM 2.42 x 1.68 (7'11" x 5'6")

Double glazed frosted window. Panel bath with a shower over and a glass screen. Part tiled walls . Toilet and a pedestal basin.

BEDROOM 3.34 x 4.23 (3.52 to wardrobes.) (10'11" x 13'10" (11'6" to wardrobes.))

Double glazed window with rear aspect. Built-in wardrobe.

BEDROOM 3.03 x 3.95 (3.24 to wardrobe) (9'11" x 12'11" (10'7" to wardrobe))

Double glazed window Built-in wardrobe.

BEDROOOM 3.11 x 2.39 (10'2" x 7'10")

Double glazed window. Radiator.

BEDROOM 5 / OFFICE 2.40 x 2.12 (7'10" x 6'11")

Double glazed window. Radiator.

OUTSIDE

GARDENS

The garden wraps around the property with a mixture of fencing and hedging. The rear is laid mainly to lawn with a patio area and there is an outside tap. To the side, there is further lawn with a low level fence and a gate which takes you to the generous front garden.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is F. 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 1000 mps Source Ofcom

Mobile phone. Outside EE O2 Three Vodafone. All likely Source Ofcom

Property is located within a coal mining reporting area

