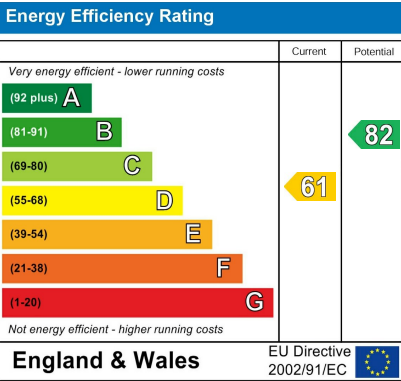


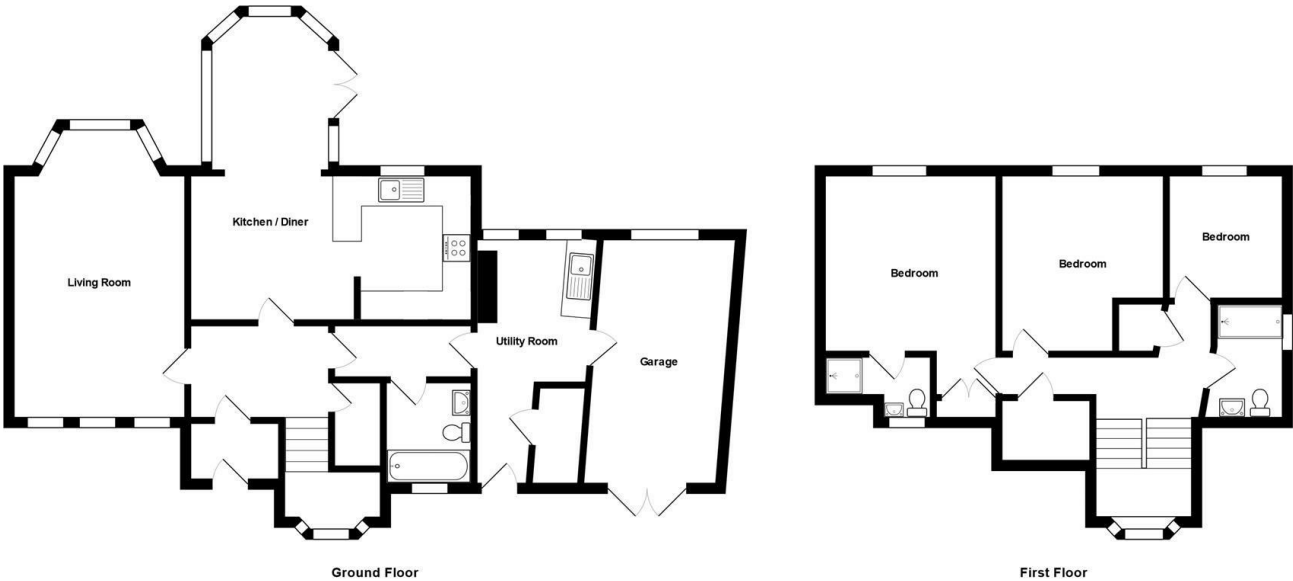


DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

The Dormers, 516 Bath Road, Saltford, Bristol, BS31 3JF



Total Area: 141.2 m² ... 1520 ft² (excluding garage)
All measurements are approximate and for display purposes only.



Price Guide £825,000

An individual detached house in an immaculate condition having been refurbished to a high standard set in a large manicured garden in a convenient position close to the heart of the village.

- Beautifully Appointed Accommodation
- Porch & Entrance Hall
- Living Room with Bay Window & Woodburner
- Luxury Kitchen/Dining Room with Built-in Appliances
- Garden Room
- Utility Room & Ground Floor Bathroom
- 3 Bedrooms With En-suite Shower Room to Main Bedroom
- Family Shower Room
- Extensive Parking & Garage
- Superb South Facing Rear Garden

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.



The Dormers, 516 Bath Road, Saltford, Bristol, BS31 3JF

Dormers is a most attractive individual detached house originally built in 1953. The property has been comprehensively refurbished and updated in the current ownership and now provides a superb family home appointed to a very high standard with immaculate presentation throughout and tasteful Farrow and Ball internal decor.

A notable feature is the superb plot the house stands on with a good size front garden, extensively block paved to allow abundant parking which leads to an attached garage and sets the house well back from Bath Road. The rear garden is a real delight being southerly facing and a very good size with a high degree of privacy. Like the house the gardens are beautifully kept, attractively landscaped with lawns, cultivated borders with a variety of shrubs, bushes and roses and with raised vegetable beds and a variety of soft fruit bushes.

The house enjoys a convenient position close to the heart of the village with its local shops, amenities and excellent transport links to Bristol and Bath.

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 Wellsday 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

PORCH

Open covered area

HALLWAY

A spacious introduction of the property with parquet flooring and turning staircase rising to the first floor. Walk in cupboard with parquet flooring and double doors to an understairs cupboard. Radiator.

INNER HALLWAY

Karndean flooring, radiator.

LIVING ROOM 5.95m into bay x 3.65m (19'6" into bay x 11'11")

Three double glazed windows to front aspect. Double glazed bay window overlooking the rear garden. Radiator. Karndean flooring. Wood burner.

KITCHEN/DINING ROOM 6.0m x 3.10m (19'8" x 10'2")

Double glazed windows to side and rear aspects. Ceiling mounted downlighters and triple ceiling light, and vertical radiator. Furnished with an excellent range of gloss white wall and floor units in a contemporary style providing drawer and cupboard storage space with granite work surfaces and upstands. Inset one and half bowl sink unit with mixer tap. Built in Neff four ring gas hob, stainless steel back panel and matching extractor hood, eye level AEG double oven. Integrated fridge/freezer and Neff dishwasher. Peninsular unit with breakfast bar. USB charging sockets. Karndean flooring.

GARDEN ROOM 3.30. x 2.39m (10'9". x 7'10")

Providing an attractive link between the kitchen and the garden. The garden room is extensively glazed and has quartz window cills with french doors leading to rear terrace. Ceiling mounted downlighters, radiator, Karndean flooring and fitted blinds.

UTILITY ROOM overall measurements 5.0m x 2.30m (overall measurements 16'4" x 7'6")

A practical room with Karndean flooring, composite door to front aspect and uPVC double glazed door and windows to the rear. Fitted floor units with granite work surfaces and upstands and inset stainless steel sink with mixer tap. Radiator. Large walk in shelved pantry (included in measurements). Connecting door to garage.

BATHROOM

Circular double glazed window to front aspect, Karndean flooring, ceiling mounted downlighters, automatic extractor fan. Anti mist illuminated mirror with shaver point. Attractive contemporary suite in white with chrome finished fittings comprising bath with mixer tap incorporating shower attachment, wc with concealed cistern and wash hand basin with storage cupboard beneath and quartz top, tiled surrounds, chrome finished heated towel rail with thermostatic supplementary heater.

FIRST FLOOR

LANDING

Approached by a turning staircase from the ground floor with a tall bay window with quartz window cill at half landing level flooding the staircase with natural light. Airing cupboard with fitted shelving, large walk in eaves cupboard, radiator.

BEDROOM 4.72m x 3.65m (15'5" x 11'11")

Double glazed window to rear aspect, radiator, built in wardrobe (included in measurements). Further built in cupboard (excluded from measurements).

EN SUITE SHOWER ROOM

Double glazed window to front aspect. White suite with chrome finished fittings comprising wc with concealed cistern, wash hand basin with vanity unit below with tiled top and surrounds. Fully tiled shower enclosure with thermostatic shower head, heated towel rail with thermostatic supplementary heater, anti mist mirror, Karndean flooring.

BEDROOM TWO 3.61m x 3.45m (11'10" x 11'3")

Double glazed window to rear aspect, radiator.

BEDROOM THREE 2.61m x 2.44m (8'6" x 8'0")

Double glazed window to rear aspect, radiator, access to roof space.

SHOWER ROOM

Two double glazed windows to side aspect, anti mist mirror with shaver point. Heated towel rail with thermostatic supplementary heater. Karndean flooring. White suite with chrome finished fittings comprising wc with concealed cistern and wash hand basin in vanity unit with marble top and up stands, large fully tiled shower enclosure with marble top and thermostatic shower. Ceiling mounted downlighters, underfloor heating.

OUTSIDE

FRONT GARDEN

To the front of the property there is stone walled boundary to Bath Road with a juvenile laurel hedge above, and new fencing to the side with concrete posts. There are landscaped cultivated border with flowers and shrubs. An extensive block paved driveway provides ample off street parking and turning space and leading to the

ATTACHED GARAGE 5.19m x 3.0m (17'0" x 9'10")

With double entrance doors, double glazed window to rear aspect, mezzanine storage area, wall mounted RCD consumer unit and Baxi gas fired condensing combination boiler, water softener, power and light connected. Connecting door to utility room.

LARGE REAR GARDEN 28m deep x 18.5m wide (91'10" deep x 60'8" wide)

The garden is a delightful feature with a southerly facing aspect. Immediately to the rear of the house is a paved terrace with an external awning and to one side is a raised patio and BBQ area ideal for outside entertaining with an electric socket, outside lighting, tap and a water feature. Beyond the terrace the garden is laid to lawn with well stocked borders with flowers, shrubs and roses. There is a greenhouse, timber summer house (with power) and garden shed included in the sale. At the far end of the plot there are raised vegetable beds and further raised beds with soft fruit bushes and a patio terrace with a nature pond. The garden has multiple points of interest and is a superb feature of the house.

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.

AGENTS NOTES

The property has a Hive central heating thermostat control and hub which will be left. The property is presently supplied with Virgin media fibre broadband. Some of the pictures are from the summer Local Authority. bath and North East Somerset Services. All mains services connected Broadband. Ultrafast 1000mps Source Ofcom Mobile phone EE O2 Three Vodafone. Outdoors all likely. Source Ofcom

