

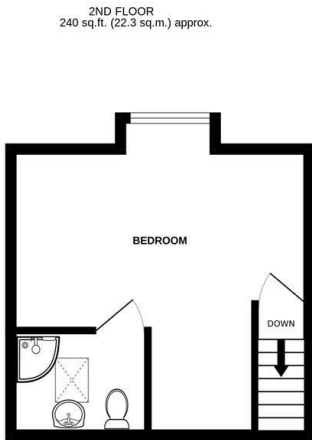
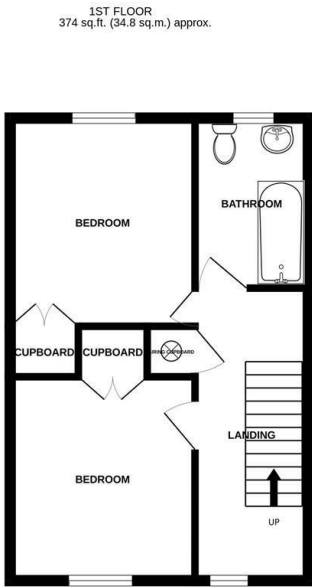
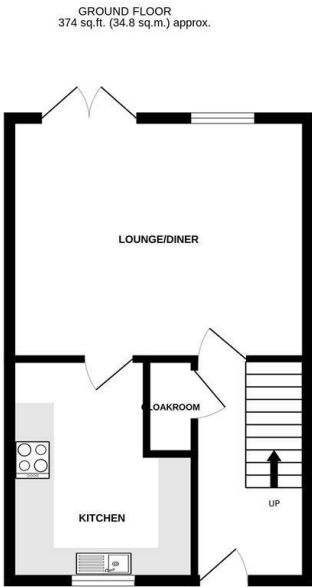
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DAVIES & WAY

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Tel: 01225 400400 email: saltford@daviesandway.com

5 Kings Court Cottages New Road, Pensford, Bristol, BS39 4AR



TOTAL FLOOR AREA: 988 sq.ft. (91.8 sq.m.) approx.  
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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Offers In Excess Of £325,000

A delightful new semi detached cottage forming part of a small development of just 8 similar properties in a popular country village location on the edge of the Chew Valley just south of Bristol.

- High specification with fitted floor covering included
- Electric & solar heating
- Accommodation arranged over three floors
- Cloakroom with wc
- Lounge/dining room with French doors to rear garden
- Well appointed kitchen with Bosch integrated appliances
- 3 Double bedrooms \* family bathroom
- Master bedroom with en suite shower room
- 2 Private parking spaces, visitor parking & enclosed rear garden with rural backdrop

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
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# 5 Kings Court Cottages New Road, Pensford, Bristol, BS39 4AR

This delightful semi detached cottage is one of just eight bespoke homes which form part of a small development on the southern side of the village of Pensford. The properties are attractive with stone faced elevations and uPVC double glazed windows which are traditional Heritage Green externally and white internally to preserve a light and spacious feel to the accommodation.

Internally the property is conventionally arranged across three floors, the ground floor being approached by a hallway with a downstairs wc, a lounge/dining room extending the full width of the property at the rear with French doors opening on to the rear garden while the well appointed kitchen which is furnished with a range of contemporary units with solid work wood surfaces and Bosch integrated appliances, is situated at the front of the property.

On the first floor there are two double bedrooms and a family bathroom while the second floor houses the master bedroom suite which enjoys lovely rural views to the rear of the property and has an en suite shower room. All bedrooms have wardrobe recesses ready for the buyer to fit out to their own requirements.

On the outside the property is easily maintained having two private parking spaces, courtyard style garden to the front and a gated side access leading to an enclosed rear garden laid to paving and lawn with a timber garden store. To the rear of the property there is a pleasant rural backdrop with trees and fields.

Pensford is a popular village location on the edge of the Chew Valley south of Bristol and is easily commutable to Bristol, Bath and Wells with Chew Valley and the Mendip Hills providing many recreational opportunities. The nearby town of Keynsham provides a range of day to day amenities approximately 4 miles away. The village itself has two public houses, well regarded primary school, parish church and general store/post office.

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

## GROUND FLOOR

### ENTRANCE HALL

Staircase rising to first floor with oak hand rail and newel cap, useful understairs storage area with pull out units making easy access to stored items.

### CLOAK/ WC

White suite with chrome finished fittings comprising low level wc and wall hung wash hand basin with tiled splash back.

### LOUNGE/DINING ROOM:

uPVC double glazed window to rear aspect and uPVC double glazed French doors to rear garden.

### KITCHEN

uPVC double glazed window to front aspect, ceiling mounted downlighters . The kitchen is furnished with a range of contemporary wall and floor units finished in light grey with traditional door furniture and solid wood work surfaces and up stands. Inset stainless steel one and quarter bowl sink unit with mixer tap. The units provide a range of cupboard and drawer space with Bosch integrated appliances including dishwasher, washing machine, induction hob with stainless steel extractor above and stainless steel finish oven.

## FIRST FLOOR

### LANDING:

Double glazed window with secondary glazing to front aspect. Cupboard with hot water cylinder. Staircase rising to second floor.

### BEDROOM ONE:

Double glazed window with secondary glazing to front aspect, built in wardrobe .

### BEDROOM TWO:

Double glazed window to rear aspect with rural views. Wardrobe recess.

### BATHROOM:

Double obscure glazed window to rear aspect, ceiling mounted downlighters, extractor fan. White suite with chrome finished fittings comprising bath with mixer tap, bath mounted shower screen and thermostatic shower, low level wc and wall hung wash hand basin with mixer tap. Shaver point, heated towel rail.

## SECOND FLOOR

### MASTER BEDROOM:

Characterful sloping roof lines and double glazed window to rear aspect with rural views. Wardrobe recess.

### EN SUITE SHOWER ROOM:

Double glazed velux style window. White suite with chrome finished fittings comprising low level wc, wall hung wash hand basin with mixer tap and fully tiled shower enclosure with thermostatic shower. Heated towel rail, extractor fan, ceiling mounted downlighters.

## OUTSIDE

To the FRONT of the property is a gravelled and paved courtyard style garden with pedestrian gate to the pavement and a stone faced boundary wall. A paved side access and gate leads to the ENCLOSED REAR GARDEN 6m x 4m (19' x 13'). The garden is level and enclosed with timber fencing, laid to lawn and patio with a timber garden storage shed. The garden is easily maintained and has a pleasant rural backdrop.

The property has two private parking spaces.

## ADDITIONAL INFORMATION

The heating is electric. Solar panels provide surplus energy back to the grid and hot water backup.

The car parking area and communal areas are within a management company for which there will be a annual management fee of £100.

Local Authority. Bath and North East Somerset

Services All mains services connected

Mobile phone EE O2 Three Vodafone. Outside all likely

Broadband superfast 80mps

## 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.

