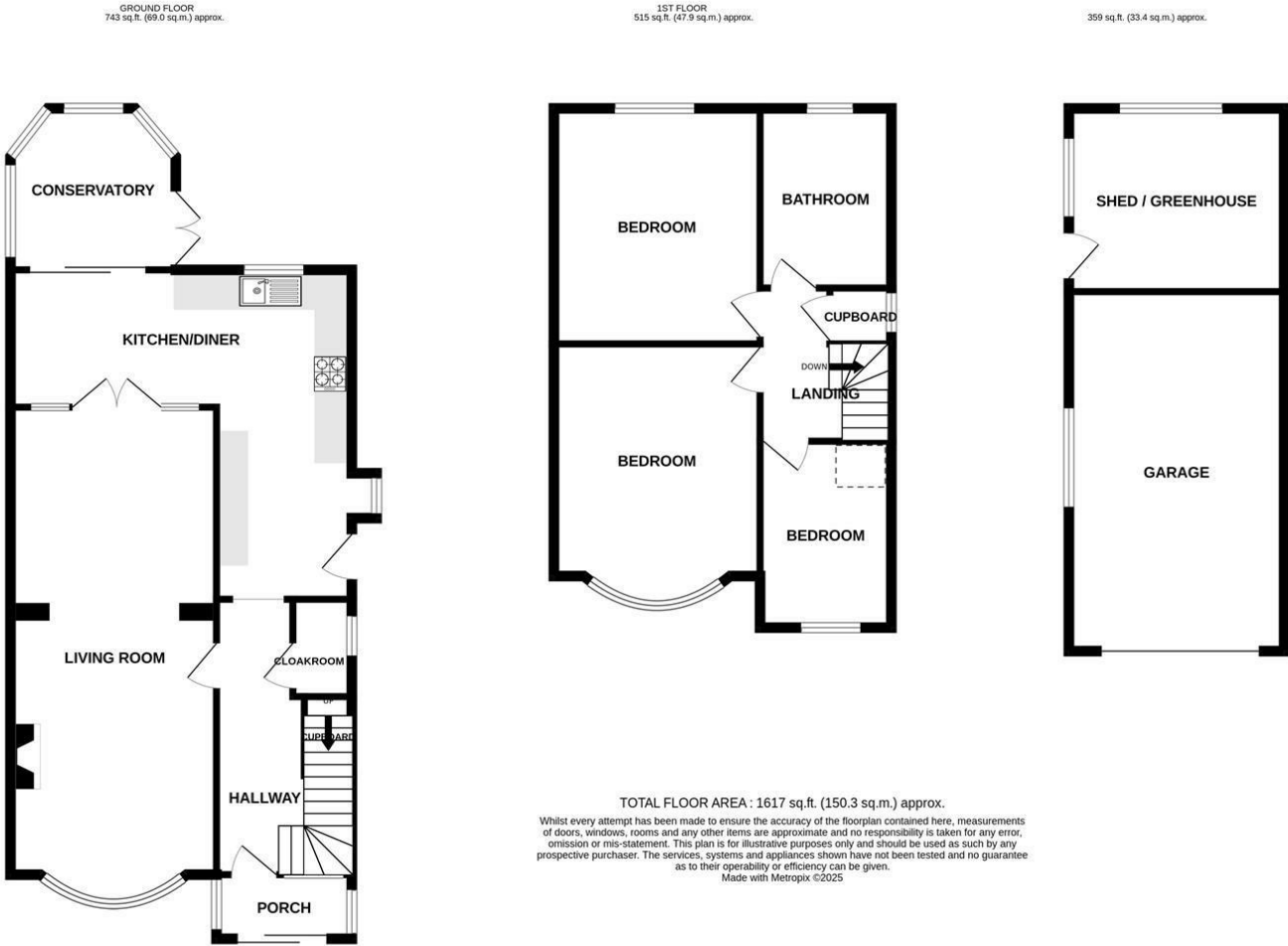


DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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7 Chestnut Walk, Saltford, Bristol, BS31 3BG



£650,000

A traditional extended 1930's bay fronted semi detached house set in a sought after cul de sac with the advantage of a large rear garden and views to the rear.

- Recently upgraded with planning permission for a 2 storey side and single storey rear extension
- Porch & hallway
- Downstairs cloak/wc
- Spacious 26ft bay fronted reception room
- Well appointed 'L' shape kitchen/dining room
- Double glazed conservatory
- 3 Bedrooms
- New family bathroom
- Extensive driveway parking & large garage
- Large level rear garden.

www.daviesandway.com  
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## 7 Chestnut Walk, Saltford, Bristol, BS31 3BG

This traditional bay fronted semi detached house dates from the 1930's and is of a very popular design with the advantage of a single storey rear extension and double glazed conservatory. it is offered to the market with no upward sales chain and with planning consent for a substantial two storey side and single storey rear extension.

The property has been subject to recent upgrading works and is well presented with spacious accommodation not appreciated unless viewed internally. Chestnut Walk is a well regarded cul de sac location enjoying an ideal position just a few minutes walk from the hub of the village on the Bath Road with its local shops and amenities and excellent transport links to Bristol and Bath and yet a short stroll from the picturesque High Street with period houses, pub, church, cycle path and riverside walks.

On the ground floor the property is approached through an entrance porch to a hallway where there is a newly installed downstairs cloakroom with WC. There is a spacious 26ft bay fronted living room (originally two rooms now opened to one) and at the rear is an 'L' shaped kitchen/dining room which is furnished a good range of modern gloss cream wall and floor units with built in appliances. Beyond the kitchen lies a double glazed conservatory which has views across the garden.

On the first floor there are three bedrooms, the rear facing bedroom enjoys lovely far reaching views across the village towards Kelston Roundhill. The family bathroom is newly fitted.

On the outside the property has a walled front garden laid mainly to lawn with an extensive block paved driveway providing ample off street parking and leading to a large detached garage. The rear garden is an attractive feature of the property being level, over 100ft in depth laid mainly to lawn with an interesting garden building at the far end giving the new owner some scope for creativity and development (subject to obtaining necessary consents).

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

### GROUND FLOOR

#### ENTRANCE PORCH

Sliding double glazed entrance door and double glazed side windows, tiled floor, inner door with original coloured leaded glazed window leading to

#### ENTRANCE HALL

Staircase rising to first floor with turn spindle balustrades and cupboard beneath. Radiator.

#### CLOAK/WC

Double obscure glazed window to side aspect.

#### LIVING ROOM 8.16m into bay x 3.50m (26'9" into bay x 11'5")

Double glazed bay window to front aspect, fireplace with black surround and tiled inset and hearth with living flame gas fire. Picture rail, two radiators, glazed door and internal window to

#### 'L' SHAPED KITCHEN/DINING ROOM 5.64m x 2.40m plus 3.44m x 2.18m plus recess (18'6" x 7'10" plus 11'3" x 7'1" plus recess)

Door to outside, double glazed windows to side and rear aspects, ceiling mounted downlighters. Furnished with an excellent range of gloss cream wall and floor units providing drawer and cupboard storage space with contrasting works surfaces and upstands and tiled surrounds. Inset Frankee stainless steel sink with matching drainer and mixer tap, integrated fridge/freezer and dishwasher, five ring AEG gas hob with matching stainless steel canopied extractor hood, eye level oven and integrated microwave. Cupboard concealing Worcester gas fired combination boiler. Conventional and vertical radiators. Sliding double glazed patio door to

#### CONSERVATORY 2.71mx 2.70m (8'10"x 8'10")

uPVC framed and double glazed with a polycarbonate roof, opening top light windows and french doors to garden. Tiled floor

### FIRST FLOOR

#### LANDING

Access to roof space, built in cupboard with double glazed window.

#### BEDROOM 3.83m into bay x 3.352m (12'6" into bay x 10'11")

Double glazed bay window to front aspect, radiator, built in wardrobes and storage cupboards (included in measurements) free standing bed side cabinets.

#### BEDROOM 3.96m x 3.51m (12'11" x 11'6")

Double glazed window to rear aspect with far reaching views across the village towards Kelston Roundhill and surrounding countryside. Radiator.

#### BEDROOM 3.13m (max including staircase bulkhead) x 2.18m t (10'3" (max including staricase bulkhead) x 7'1" to)

Double glazed window to front aspect, radiator.

#### BATHROOM 3.0m x 2.17m (9'10" x 7'1")

Double glazed window to rear aspect. Tiled floor, fully tiled walls. Newly fitted suite comprising bath, wc, wash basin and separate shower enclosure, heated towel rail, ceiling mounted downlighters - more detail required when suite fitted.

### OUTSIDE

#### WALLED FRONT GARDEN

Laid to lawn with cultivated beds, double wrought iron gates leading to an extensive block paved driveway providing off street parking for numerous vehicles and leading to the

#### GARAGE 6.15m x 3.64m (20'2" x 11'11")

With up and over door, power and light connected. Windows to side and rear aspects. Asbestos sheet roof.

#### ATTACHED SHED/GREENHOUSE 3.73m x 3.10m (12'2" x 10'2")

In need of attention.

#### LARGE LEVEL REAR GARDEN in excess of 30m deep x 12 wide (in excess of 98'5" deep x 39'4" wide)

The garden is laid predominately to lawn with shrubs and bushes and a side access gate from the front and an outside tap. At the far end of the plot is a derelict garden building 7.82m x 4.0m with scope to redevelop as a home office/gym/garden room etc subject to obtaining necessary consents,

#### TENURE

Freehold

#### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://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.

#### PLANNING

The property has planning consent for a two storey side and single storey rear extension under Planning Reference 24/04368/FUL. Following the demolition of the existing garage this would provide a large family kitchen on the ground floor together with a utility room and new integral garage with two bedrooms on the first floor with the existing third bedroom becoming an ensuite shower room.

#### ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset

Services. All mains services connected

Broadband

Mobile Phone

