

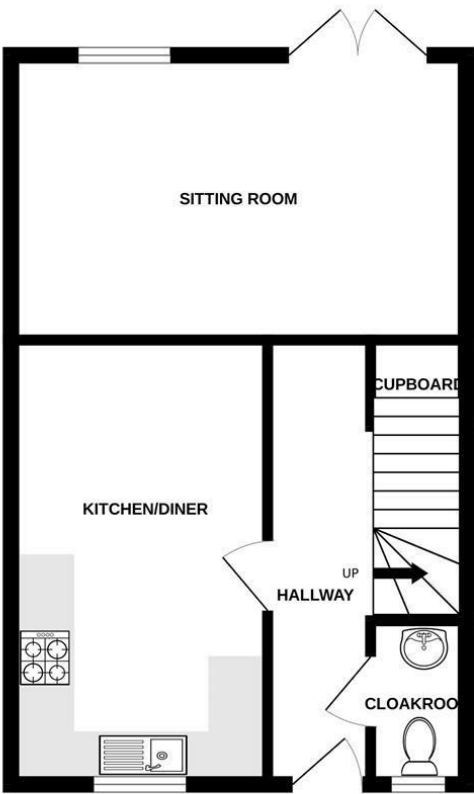
DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

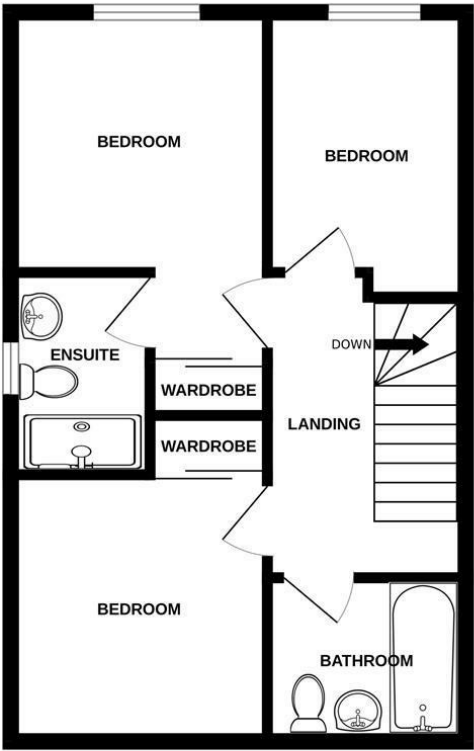
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5 Sommerville Way, Bitton, Bristol, BS30 6AA

GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 861sq.ft. (80.0 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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£415,000

A beautifully presented semi detached home which was built in 2020 and is located in a sought after cul de sac development.

- Beautifully presented and an easy maintenance home
- Sought after village location twixt Bristol and Bath
- Kitchen dining room with built-in appliances
- Spacious sitting room with view to the garden
- Ensuite shower room off the main bedroom
- Landscaped rear garden with delightful open aspect behind
- Garage with further parking in front.

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5 Sommerville Way, Bitton, Bristol, BS30 6AA

This excellent modern three bedroom semi detached house was constructed in circa 2020 by Linden Homes and is part of the redevelopment of Bitton Mill which has history dating back to 1760. The redevelopment has transformed the location into a highly sought after development in the popular village of Bitton perfectly positioned for commuting to Bristol and Bath.

This beautifully presented house on Sommerville Way offers a delightful blend of comfort and style. The property boasts a landscaped rear garden, perfect for enjoying the outdoors or entertaining guests in a serene setting.

Inside, the home is tastefully decorated in neutral tones, creating a warm and inviting atmosphere that is both low maintenance and easy to personalise. Each room flows seamlessly into the next, providing a sense of space and light throughout the property.

For those with vehicles, the house includes a garage along with additional off-street parking, ensuring convenience for residents and visitors alike.

This property is an ideal choice for anyone seeking a well-maintained home in a peaceful neighbourhood, with the added benefit of outdoor space and practical amenities. Don't miss the opportunity to make this lovely house your new home.

Bitton is approximately mid way between Bristol and Bath making it a highly convenient location. The village itself has a convenience store, garage, hairdressing salon, parish church and church hall as well as a well regarded primary school. Longwell Green has a wider range of day to day amenities as does Keynsham which also benefits from a railway station.

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

GROUND FLOOR

OPEN CANOPIED ENTRANCE PORCH

Composite door to

ENTRANCE HALL

Tiled floor. Radiator. Heating controller. Staircase to first floor.

CLOAKROOM/ WC 1.79 x 0.86 (5'10" x 2'9")

Double glazed frosted window. Electric consumer unit. Pedestal basin with tile splashback. Toilet. Heated towel rail. Extractor fan. Tiled floor.

SITTING ROOM 4.96 x 3.10 plus recess into door (16'3" x 10'2" plus recess into door)

Double glazed window overlooking the garden and double glazed French doors give access to the garden. Two designer radiators. Tiled flooring. Understairs storage cupboard.

KITCHEN / DINING ROOM 4.85 x 2.85 (15'10" x 9'4")

Double glazed window with front aspect. Tiled flooring. The kitchen area is furnished with an excellent range of white handle less wall and base units with under lights and contrasting dark finish work tops and matching upstands. There are tiled splash backs for easy cleaning. Inset stainless steel sink and drainer with a mixer tap. There are numerous built-in appliances including a fridge freezer, dishwasher, washing machine, four burner gas hob, oven and extractor hood. There is also plenty of space for a dining table. Combi boiler is located in a wall cupboard.

FIRST FLOOR

LANDING

Loft access. Radiator.

BEDROOM 2.74 ext to 3.94 x 2.76 (8'11" ext to 12'11" x 9'0")

Double glazed window with view over garden and an outlook towards trees. Wall hung side lights. Built in wardrobe with sliding mirror doors. Radiator.

ENSUITE 2.26 x 1.51 (7'4" x 4'11")

Double glazed frosted window. Sliding glass front shower with thermostatic control. Toilet and a pedestal wash basin. Part tiled walls and a tiled floor. Extractor fan and shaver point.

BEDROOM 2.77 x 2.89 (9'1" x 9'5")

Double glazed window. Radiator. Built-in wardrobe with sliding mirror fronted doors.

BEDROOM 2.72 ext to 3.12 x 2.11 (8'11" ext to 10'2" x 6'11")

Double glazed window with a rear aspect. Radiator.

BATHROOM 2.06 x 1.80 (6'9" x 5'10")

Double glazed frosted window. Panel bath with mixer tap and a personal shower attachment. Pedestal basin with tile splashback. Toilet. Tiled floor. Radiator and extractor fan.

OUTSIDE

REAR GARDEN

A lovely landscaped rear garden with a choice of patio areas ideal for alfresco dining. Wall to the rear and fencing to the side. There is a delightful garden offering seclusion on a modern development. Open views to the rear are of trees. A pathway leads to the bottom of the garden and a flower bed runs to the right of the garden which is laid to artificial turf for easy maintenance. The garden also benefits from an outdoor tap, outdoor lighting and two outdoor plug sockets. A side gate gives easy access to the front of the property.

FRONT AND SIDE

There is a low level wall to the front and a small pathway to the front door whilst the side of the property gives plenty of parking on the driveway which leads to the garage with up and over door, power and light.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. 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

We understand the property has the balance of a 10 year new home warranty.

The property is located in an area of historic mining activity for which is it recommended that, as part of the conveyancing process, a mining report is obtained.

All mains services.

Ultrafast 1000mbps broadband available. Source - Ofcom.

Mobile data and voice coverage likely available externally via O2, EE, Vodafone and Three. Source - Ofcom.

An estate charge of £256.26 is payable yearly

