

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	54	
(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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38 Stratton Road, Saltford, Bristol, BS31 3BW



Price Guide £400,000

A delightful home located towards the end of a cul de sac. This is an outstanding terraced house which has been modernised to a high quality finish and benefiting from a fabulous kitchen diner / family room with a generous enclosed level rear garden and off street parking to the front.

- Modernised & extended terraced house
- Entrance Hall
- Sitting Room
- Large open plan kitchen, dining & family room with bi-folding doors to garden
- Utility room
- Downstairs cloakroom/WC
- 3 bedrooms
- Family bathroom
- Off street parking
- Enclosed level rear garden

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38 Stratton Road, Saltford, Bristol, BS31 3BW

Well positioned on Stratton Road in Saltford, Bristol, this delightful mid-terrace house offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The heart of the home is undoubtedly the fabulous kitchen diner family room, which boasts bi-fold doors that seamlessly connect the indoor space to the generous enclosed garden. This feature not only enhances the natural light but also provides a wonderful setting for entertaining or simply enjoying the tranquil garden views. The outdoor area is complemented by a large patio, perfect for alfresco dining or relaxing in the sun.

In addition to its appealing interior, the property benefits from off-street parking, a valuable asset in this sought-after area. Its location ensures easy access to both Bristol and Bath, making it an excellent choice for commuters or those who enjoy the vibrant culture and amenities of these two cities. Furthermore, the nearby cycle pathway offers an excellent opportunity for outdoor enthusiasts to explore the beautiful surroundings.

This home on Stratton Road is a rare find - combining comfort, style, and practicality in a desirable location. This home is sure to impress.

Saltford is an excellent location between the cities of Bath and Bristol offering a range of local village amenities and excellent schools, both village primary school and Wellsway Secondary in Keynsham. Both cities are within easy reach by road or public transport.

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

HALLWAY

Turning staircase rising to first floor, radiator, understairs cupboard.

SITTING ROOM 4.40 x 3.35 (14'5" x 10'11")
Double glazed window with a front aspect. Vertical radiator.

OPEN PLAN KITCHEN / DINER / FAMILY ROOM 5.91 x 6.69 narrows to 5.33 (19'4" x 21'11" narrows to 17'5")
This truly is the heart of the home with a wonderful space on offer. There is a fixed double glazed roof light, five piece aluminium framed bi-folding double glazed doors which open to the rear terrace. Tiled floor, vertical and traditional radiators. The kitchen area is furnished with an excellent range of contemporary wall and floor cupboards in a cream finish with granite worksurfaces and up stands. The units provide drawer and cupboard storage space and built in appliances including a fridge freezer, induction hob with a contemporary extractor hood above and double oven below. There is a feature island with a matching worksurface and an inset one and half bowl sink unit and integrated dishwasher.

UTILITY ROOM 4.17 x 1.78 (13'8" x 5'10")
Fitted floor units and worksurfaces with a stainless steel single drainer sink with a mixer tap, plumbing for a washing

machine and space for a further appliance. uPVC double glazed door offers side access and a door to the rear leads to the cloakroom, Tiled floor, radiator.

CLOAKROOM

Tiled floor, toilet with concealed cistern and wash hand basin with a cupboard underneath. uPVC double glazed door leads to the rear garden.

FIRST FLOOR

LANDING

Ceiling spot lights. Access to the boarded loft space. Radiator.

BEDROOM 1 4.76 x 3.35 (15'7" x 10'11")
Double glazed window with a front aspect. Radiator.

BEDROOM 2 4.76 x 3.35 (15'7" x 10'11")
Two double glazed windows overlooking the rear garden. Radiator.

BEDROOM 3 2.83 x 2.27 (9'3" x 7'5")
Double glazed window with front aspect. Radiator.

BATHROOM

Double glazed frosted window. Modern contemporary suite in white with chrome fittings comprising bath with a pillar tap and a shower attachment, wash hand basin with a mixer tap and drawer storage below and a low level wc. Tiled surround. Cupboard with a Worcester gas fired boiler. Corner shower enclosure with thermostatic shower and Aquaboarding. Heated towel rail.

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

Local authority. Bath and North East Somerset Services. All mains services connected
Broadband ultrafast 1000mps source Ofcom
mobile phone outdoors. EE O2 Three Vodafone. All likely. Source Ofcom

