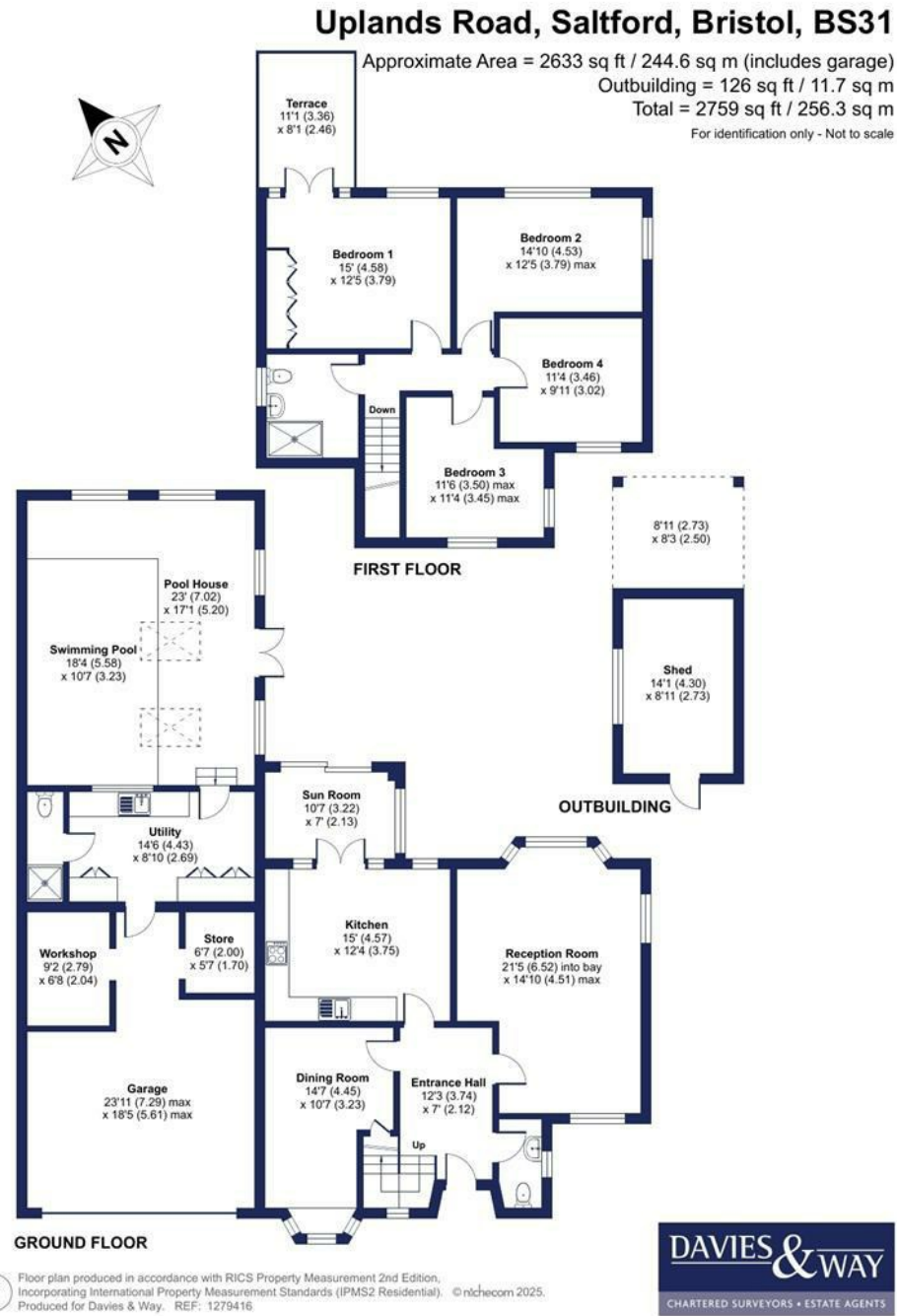


| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient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



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

17 Uplands Road, Saltford, Bristol, BS31 3JQ



Price Guide £995,000

A rare opportunity to purchase a substantial individual detached house dating from the 1930's set on a plot of just over a quarter of an acre with superb views along the Avon Valley in one of the most sought after locations in Saltford.

- Circa 2633 sqft of accommodation over 2 floors
- Superb views from the rear facing rooms
- Entrance hall & downstairs cloak/wc
- 2 well proportioned separate reception rooms
- Kitchen/breakfast room & sun room
- Utility room & shower room
- Large attached pool room with potential
- 4 Bedrooms, main bedroom with balcony
- Family bathroom
- Double garage & ample driveway parking
- Large mature level 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.

17 Uplands Road, Saltford, Bristol, BS31 3JQ

The property comprises a large individual detached house dating from the 1930's. The property has been in the current ownership for close on 40 years and has been extended on the ground floor with a large pool room at the rear of the property which is an attractive feature in itself but could also provide space for a larger family kitchen or annexe accommodation (subject to obtaining necessary consents). The property is situated in one of Saltford's most sought after positions on the eastern side of Uplands Road within a level plot extending to approximately 0.29 acres enjoying outstanding views to the rear along the Valley of the River Avon towards Kelston Roundhill and surrounding countryside.

On the ground floor the property is approached through a spacious entrance hall with two well proportioned reception rooms and kitchen/breakfast room. From the kitchen there is a garden room enjoying wonderful views across the garden and surrounding countryside and a good size utility room and downstairs shower room as well as a separate cloakroom accessed directly from the hallway. The first floor has four bedrooms the largest of which has a feature balcony from which superb views can be enjoyed. The good size family bathroom has in recent years been refitted as a shower room.

There is a large double garage with a connecting door to the utility room with great scope for converting to living accommodation, if required, as well as ample driveway parking to the front.

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 Wellsway 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

OPEN CANOPIED PORCH

Solid oak door to

HALLWAY 3.74m x 2.12m (12'3" x 6'11")

Turning staircase to first floor, picture rail, wood strip flooring, radiator.

CLOAK/WC

Double obscure glazed window to side aspect, radiator. Modern suite comprising wc and wash basin with mixer tap, tiled splashback and cupboard beneath.

SITTING ROOM 6.52m into bay x 4.51m (21'4" into bay x 14'9")

A triple aspect room with a double glazed bay window to the rear overlooking the garden with views towards Kelston Roundhill. Double glazed windows to side and front aspects. Minster style fireplace with open grate. Three radiators.

DINING ROOM 4.45m x 3.23m to max (14'7" x 10'7" to max)

Double glazed bay window to front aspect, radiator. Understairs storage cupboard.

KITCHEN/BREAKFAST ROOM 4.57m x 3.75m (14'11" x 12'3")

Double glazed window to rear aspect. French doors and side windows to garden room. Radiator. The kitchen is furnished with a range of wall and floor units providing drawer and cupboard storage space with work surfaces and inset sink with mixer tap. Glazed china cabinets and plate rack. Integrated fridge/freezer, dishwasher and slot in cooker.

SUN ROOM 3.22m x 2.13m (10'6" x 6'11")

Double glazed window to side aspect and sliding double glazed patio door leading to a paved terrace and the garden with lovely views. Radiator.

UTILITY ROOM 4.43m x 2.69m (14'6" x 8'9")

Fitted base units with work surface above and inset circular bowl sink unit with mixer tap. Appliance space and plumbing for washing machine, ceiling mounted downlighters, internal window and door to pool room and connecting door to garage.

SHOWER ROOM

Suite of wc and fully tiled shower enclosure with electric independent shower, radiator, ceiling mounted downlighters.

POOL ROOM 7.02m x 5.20m (23'0" x 17'0")

Vaulted ceiling with double glazed velux windows and downlighters. Double glazed windows to side and rear aspects and French doors to terrace. The area surrounding the pool is tiled. The pool is an Endless Pool. Further details are available on request. Alternatively, the room could be converted to provide living accommodation subject to necessary consents.

FIRST FLOOR

LANDING

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

BEDROOM 4.58m x 3.79m (15'0" x 12'5")

Double glazed window to rear aspect and French doors and side windows to balcony. Picture rail. Radiator. Extensive range of wardrobes, top boxes, dressing table and bedside cabinets (included in measurements).

BALCONY

Metal balustrade. Offering incredible views along the Avon Valley, River Avon, Kelston Roundhill and surrounding countryside towards Bath.

BEDROOM 4.53m x 3.70m including door recess (14'10" x 12'1" including door recess)

Double glazed window to rear aspect with lovely views. Double glazed window to side aspect, picture rail, radiator.

BEDROOM 3.46m x 3.02m (11'4" x 9'10")

Double glazed window to front aspect, picture rail, radiator.

BEDROOM 3.50m x 3.46m (11'5" x 11'4")

Double glazed windows to front and side aspects, picture rail, radiator. Built in desk unit and stair bulkhead (included in measurements).

FAMILY SHOWER ROOM (FORMERLY BATHROOM) 2.53m x 2.19m (8'3" x 7'2")

Double glazed window to side aspect. Vertical radiator. Modern white suite comprising wc with concealed cistern, wash basin with mixer tap and drawer storage beneath, and an over size fully tiled shower enclosure with thermostatic shower featuring hand held and rain head fitments. Ceiling mounted downlighters.

OUTSIDE

FRONT

There is a walled boundary to Uplands Road with a tarmacadam driveway providing ample parking and turning space and leading the garage. The front garden is laid to lawn with slate chipped beds with shrubs bushes and specimen trees.

LARGE DOUBLE GARAGE 7.29m x 5.61m (23'11" x 18'4")

Electric up and over entrance door, connecting internal door to utility room, wall mounted Worcester gas fired combination boiler. Power and light. Part of the garage has been sub divided with timber to create two separate workshop/storage areas, one of which contains the pool pump and filtration equipment.

REAR GARDEN

The large rear garden is undoubtedly a superb feature of the property with stunning views across open countryside. To the rear of the house is an attractive Indian sand stone paved terrace ideal for outdoor entertaining with well stocked flower and shrub borders and a mature apple tree. Beyond, the garden is laid predominately to lawn with feature pebble beds and cultivated borders together with raised vegetable beds and a timber greenhouse.

BLOCK BUILT SHED 4.09m x 2.54m (13'5" x 8'3")

Power and light connected. Adjacent open sided covered store.

TENURE

Freehold

COUNCIL TAX

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

All mains services.

Ultrafast 1000mbps broadband available (source - Ofcom)

Mobile voice and data coverage likely available externally via EE, Vodafone, O2 and Three (source - Ofcom)

