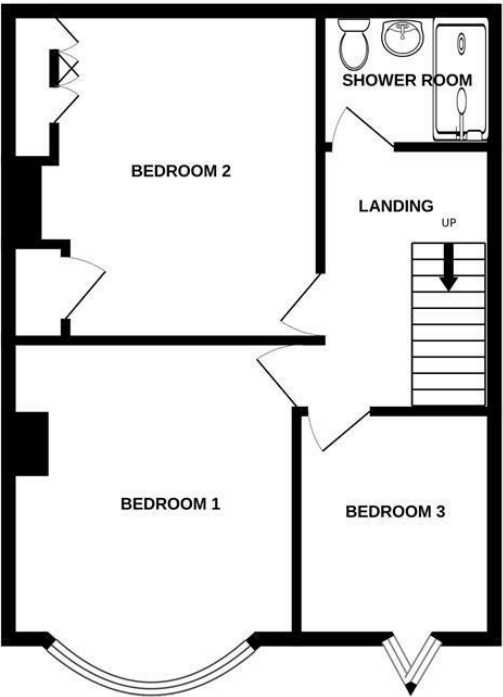


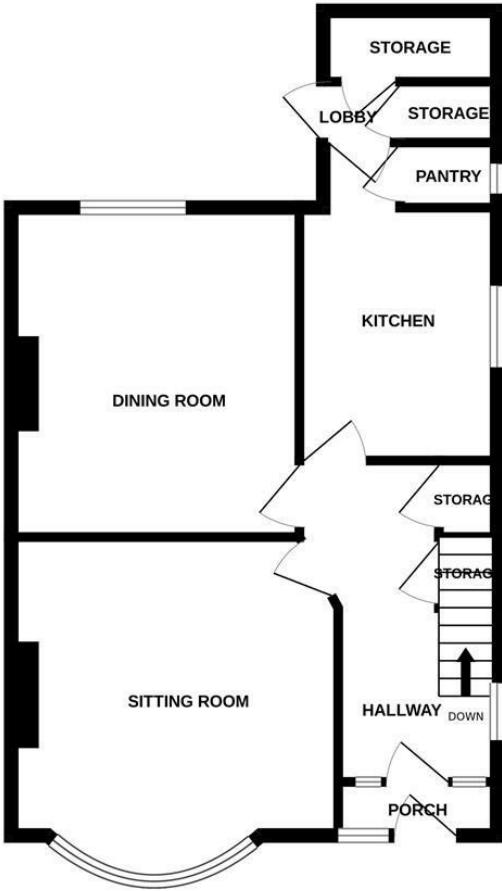
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 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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GROUND FLOOR
556 sq.ft. (51.7 sq.m.) approx.



DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

10 Beresford Close, Saltford, Bristol, BS31 3HU



Guide Price £500,000

A substantial classic bay fronted semi detached house dating from the 1950's in a particularly good position in a well regarded cul de sac with country views to the front and a pleasant rear garden backing onto the grounds of Saltford Golf Club.

- Available with no onward chain
- Ideal family home requiring some updating
- Cul de sac location backing onto Saltford Golf Club
- Character bow bay windows
- 2 separate reception rooms
- Kitchen
- 3 Bedrooms
- Shower room (former bathroom)
- Ample driveway parking and garage
- Pleasant gardens to front and rear.

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.
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10 Beresford Close, Saltford, Bristol, BS31 3HU

located in the highly sought-after location of Beresford Close in Saltford, Bristol, this charming semi-detached house offers a delightful blend of comfort and convenience. Built in the late 1950s, the property boasts a timeless appeal while providing modern living spaces suitable for families and professionals alike.

Upon entering, you will find two separate reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and inviting, allowing for a seamless flow between spaces. The three bedrooms two double and one single provide ample accommodation, ensuring that everyone has their own personal retreat.

The property features a shower room, catering to the needs of the household. Outside, the rear garden is a true highlight, backing onto the picturesque Saltford Golf Club, offering a serene backdrop for relaxation and outdoor activities. The garden presents an excellent opportunity for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Parking is a breeze with space for vehicles, thanks to the generous driveway and garage. This feature is particularly valuable in a location where convenience is key. Additionally, the absence of an onward sales chain simplifies the buying process, making this property an attractive option for prospective buyers.

In summary, this semi-detached house on Beresford Close is a wonderful opportunity to secure a home in a desirable area of Saltford, combining spacious living, a lovely garden, and excellent parking facilities. Do not miss the chance to make this charming property your own.

ENCLOSED PORCH 1.82 x0.63 (5'11" x2'0")
uPVC double glazed door and double glazed window. Tiled floor. Light. Wood character door with a glass panel and windows each side lead into the hallway.

HALLWAY
Double glazed window with side aspect. Staircase leads to the first floor with cupboards underneath.

SITTING ROOM 4.63 into bay window x 4.02 (15'2" into bay window x 13'2")
Double glazed bow bay window. Tiled fireplace and surround. Radiator. Coved ceiling.

DINING ROOM / RECEPTION 2 4.06 x 3.58 (13'3" x 11'8")
Double glazed window with rear aspect over the garden. Radiator.

KITCHEN 3.06 x 2.35 (10'0" x 7'8")
Base units and wall units offer storage solutions. Laminate work tops with a stainless steel sink and mixer tap. Part tiled walls. Space for a washing machine and cooker. Door to a pantry with shelves. Double glazed window with a side aspect. A further door lead to a more storage space which is 2.13 m x 0.77m and offers further potential. A further door leads to the garden.

WC 1.19 x 0.78 (3'10" x 2'6")
Toilet and a tiled floor

LANDING
Double glazed window to side aspect. Loft access. Radiator.

BEDROOM 4.63 into bay x 3.58 (15'2" into bay x 11'8")
Double glazed bow bay window.

BEDROOM 4.06 x 3.82 (13'3" x 12'6")
Double glazed window with a rear aspect. Built in wardrobe. Cupboard with hot water tank.

BEDROOM 2.74 x 2.38 (8'11" x 7'9")
Cantilevered double glazed window with a front aspect.

SHOWER ROOM 2.12 x 1.67 (6'11" x 5'5")
Double glazed. Walk in accessibility shower. Basin and a toilet. Tiled walls . Radiator.

OUTSIDE

GARAGE
Built in block and render with a pitched roof. Up and over door.

FRONT GARDEN
Dwarf wall to front. Fence to side. Lawn area with plants and shrubs. Driveway leads to garage and offers off street parking.

REAR GARDEN
Westerly facing garden. Backing on to the grounds of the golf club. Lawned garden with pretty plants and shrubs. Hedging to rear and fencing to sides. Patio space for alfresco dining. Greenhouse.

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.

ADDITIONAL INFORMATION
Local authority. Bath and North East Somerset Services. All mains services connected
Mobile phone. EE O2 Three Vodafone. outdoors all likely
Source Ofcom
Broadband Ultrafast 1000 mps source Ofcom

