

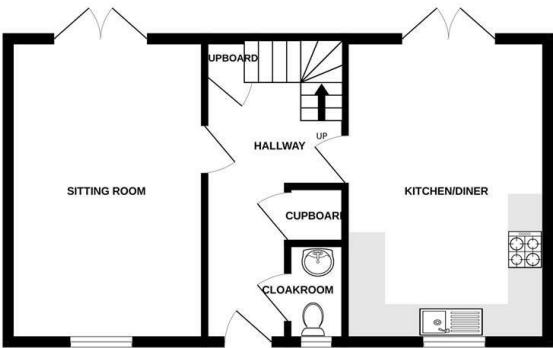
DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

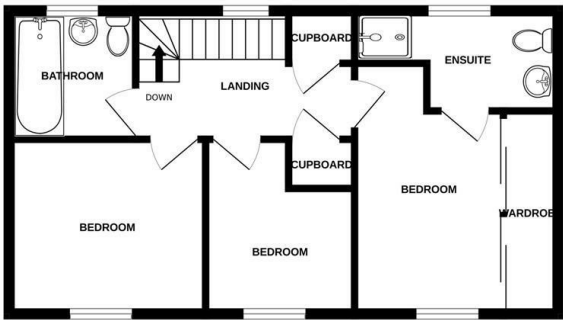
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15 Bevan Road, Bitton, Bristol, BS30 6AE

GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 958sq.ft. (89.0 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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£425,000

A delightful and well presented home in a sought after location and village with a landscaped rear garden.

- Beautifully presented and an easy maintenance home
- Sought after village and ideal for Bristol or bath
- Kitchen diner with built in appliances
- Spacious sitting room with views to the garden
- Ensuite shower room off the main bedroom
- Built in wardrobes in the main bedroom
- Landscaped rear garden
- Home office in the rear garden
- Garage and parking in front

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15 Bevan Road, Bitton, Bristol, BS30 6AE

This excellent modern three bedroom semi detached house was constructed 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.

The property is very well presented throughout, neutrally decorated and has a particularly appealing level rear garden which has been landscaped to make a lovely place to sit and relax and also benefits from a home office. There is good size single garage and driveway for parking.

The property is approached through an entrance hall with a downstairs cloakroom with wc and basin, to the left of the hallway is a full depth sitting room with French doors opening onto the rear garden, while to the right of the hallway is a full depth of the property kitchen/dining room furnished with a range of contemporary units and built in appliances. The first floor has three bedrooms, the main bedroom has a built in wardrobe and en suite shower room. There is two further bedroom and a well appointed family bathroom.

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):

ENTRANCE HALL

A lovely spacious hallway with a hall cupboard ideal for coats and shoes with a further cupboard under the stairs which lead to the first floor. Radiator and ceiling spot lights.

CLOAKROOM 1.59 x 0.93 (5'2" x 3'0")

Double glazed frosted window. Pedestal basin with a tiled splashback. Toilet. Ceiling spot lights. Radiator.

SITTING ROOM 4.89 x 3.17 (16'0" x 10'4")

Double glazed window with a front aspect and double glazed French doors lead out to the garden. Two radiators. Ceiling spot lights.

KITCHEN DINER 4.90 x 3.28 (16'0" x 10'9")

Double glazed window with a front aspect and double glazed French doors lead out to the garden. There is a range of white fronted wall and base units with roll edge laminate worktops. There is an inset one and half grey sink located in front of the window and has a mixer tap. Behind the worktops is a tiled splashback. One of the wall cupboards houses the boiler. There is a range of built in appliances including a four burner gas hob, under counter oven, dishwasher, fridge freezer, washing machine and an extractor hood. laminate flooring and ceiling spot lights. The room also has space for a dining table.

UPSTAIRS

LANDING

Double glazed window. Ceiling spot lights and a loft access. Two storage cupboards.

BEDROOM 3.27 x 3.33 into wardrobes (10'8" x 10'11" into wardrobes)

Double glazed window with a front aspect. Built-in sliding front wardrobes. Radiator. Door to

ENSUITE

Double glazed frosted window. Tiled shower cubicle with a thermostatic shower and a glass door. Pedestal basin and a toilet. Shaver point. Heated towel rail. Ceiling spot lights.

BEDROOM 3.17 x 2.82 (10'4" x 9'3")

Double glazed window with a front aspect. Radiator.

BEDROOM 2.35 x 2.04 ex t to 2.83 (7'8" x 6'8" ex t to 9'3")

Double glazed window with a front aspect. Radiator.

BATHROOM 2.04 x 2.00 (6'8" x 6'6")

Double glazed frosted with a rear aspect window. Panel bath with thermostatic shower and a glass screen. Part tiled walls. Pedestal basin and a toilet. Heated towel rail. Shaver power point.

OUTSIDE

FRONT

There a is small pathway leading to the front door with a low level wall and gravel behind for low maintenance. There is a tarmac driveway for parking. A pathway to the side of the property gives gated access to the garden.

GARAGE

Single garage with an up and over door

REAR GARDEN

A delightful landscaped rear garden which has been designed well to give different zones including an area laid to lawn, a patio space for alfresco dining and barbequing and there is a home office. Some lovely planting breaks up the zones well. Side access to the side leads to the front of the property

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. South Gloucestershire Services. All mains services connected Broadband. Ultrafast 1800 mps source Ofcom Mobile phone outdoors. EE O2 Three Vodafone all likely source Ofcom We understand the property ha the balance of a 10 year new home warranty

The property is located within a coal mining reporting area. There is an estate charge of circa £300 per year Planning permission in place for a loft conversion planning number P22/03874/HH see South Gloucestershire planning site for more details

