

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	



Total Area: 111.7 m² ... 1203 ft² (excluding store)
 All measurements are approximate and for display purposes only.

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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
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28 Boyd Road, Saltford, Bristol, BS31 3AP



£500,000

A deceptively spacious extended semi-detached family home with a pretty rear garden in a sought after area of Saltford and easy walking distance to Saltford Primary School.

- Extended three / four bedroom semi detached home
- Enclosed very well presented garden
- Useful timber framed store at the bottom of the garden
- Off street parking
- High specification kitchen
- Open plan flow to the ground floor accommodation
- Main bedroom has a walk in wardrobe
- Walking distance to Saltford Primary School
- Well positioned for access to Bristol and Bath



28 Boyd Road, Saltford, Bristol, BS31 3AP

Located on Boyd Road in the popular village of Saltford, Bristol, this delightful three/four bedroom house offers a perfect blend of modern living and traditional comfort. The property has been thoughtfully extended to feature a high specification kitchen, ideal for those who enjoy cooking and entertaining. The open plan design creates a seamless flow between the kitchen and living areas, making it a wonderful space for family gatherings or social occasions.

In addition to the spacious bedrooms, the converted garage provides an extra reception room or bedroom, offering flexibility to suit your needs, whether it be for guests, a home office, or a playroom. The well-appointed shower room ensures convenience for the whole family.

Step outside to discover a pretty rear garden, a tranquil retreat perfect for relaxation or outdoor activities. At the bottom of the garden, you will find a useful timber building, providing ample space for gardening tools or outdoor equipment. The front of the property offers parking for two cars.

This property is ideally positioned for families, with Saltford Primary School just a short distance away, making the morning school run a breeze. With its modern amenities and charming features, this house is a wonderful opportunity for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely home your own.

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.

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

ENTRANCE HALL 2.82 x 0.88 (9'3" x 2'10")

Double glazed frosted panel front door with a frosted double glazed window to the side. Wood floors with a matted area on entry to the property to wipe your feet. Electric consumer unit. Radiator.

GROUND FLOOR BEDROOM / RECEPTION ROOM 3.79 x 2.31 (12'5" x 7'6")

Double glazed window with a front aspect. Built-in cupboard. Radiator.

OPEN PLAN LIVING ACCOMMODATION

DINING AREA 4.00 x 2.67 (13'1" x 8'9")

Double glazed window with a front aspect. Matching wood floors flow in from the hallway. Radiator. Door leads to a staircase up to the first floor.

SITTING ROOM 3.28 ext to 4.16 x 5.14 (10'9" ext to 13'7" x 16'10")

Double glazed window with a side aspect. Brick surround and hearth with a wood mantel and a freestanding gas fireplace. Two radiators. Open to

L SHAPED KITCHEN 5.72 narrows to 2.65 x 4.18 to cupboards (18'9" narrows to 8'8" x 13'8" to cupboards)

A great addition to a modern home with plenty of light and space. There is a range of green fronted base units with wood effect laminate / part stainless steel worktops and full height cupboards along one wall. Above the worktops are green subway style tiles making a contemporary splashback. The room is bright and light due to two roof Velux windows and a roof lantern with a double glazed window to the rear. There is a selection of built-in appliances including a five burner gas hob which has a black splashback, range style cooker hood, microwave and an oven. Spaces are provided for a washing machine, tumble dryer and a fridge freezer. To the rear of the kitchen, glass bricks allow light to flow into the sitting room. Double glazed French doors lead out to the garden.

CLOAKROOM 1.41 x 0.90 (4'7" x 2'11")

Corner vanity basin with a tile splashback. Toilet. Radiator. Extractor fan.

LANDING

Loft access. Radiator.

BEDROOM 1 3.51 x 2.60 (11'6" x 8'6")

Double glazed window. Radiator. Ceiling fan / light. Walk-in wardrobe with hanging and basket storage space (1.52 meters x 2.07 meters)

BEDROOM 2 2.83 x 2.91 (9'3" x 9'6")

Double glazed window. Built-in cupboard. Eaves storage space.

BEDROOM 3 3.77 x 2.20 (12'4" x 7'2")

Double glazed window. Radiator. Built-in wardrobe.

SHOWER ROOM 3.35 x 1.58 (10'11" x 5'2")

Walk-in shower with glass screen and a thermostatic shower and Aquaboard panels. Pedestal basin. Toilet. Modern style radiator. Ceiling spotlights. Airing cupboard with combi boiler. Double glazed frosted window.

OUTSIDE FRONT

Block paved parking for two cars. Raised flower beds to the side with hedges.

OUTSIDE REAR

A pretty landscaped garden with flower beds and borders, rockery and block pathways. There is plenty of mature and pretty planting making a wonderful place to enjoy and relax. A circle paved area offers a delightful seating area. To the rear of the garden is a paved area and space for a washing line, beyond this is a substantial timber framed built storage building.

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. Broadband. Ultrafast 1000mps Source Ofcom Mobile phone Outdoors. EE O2 Three Vodafone. All likely.

