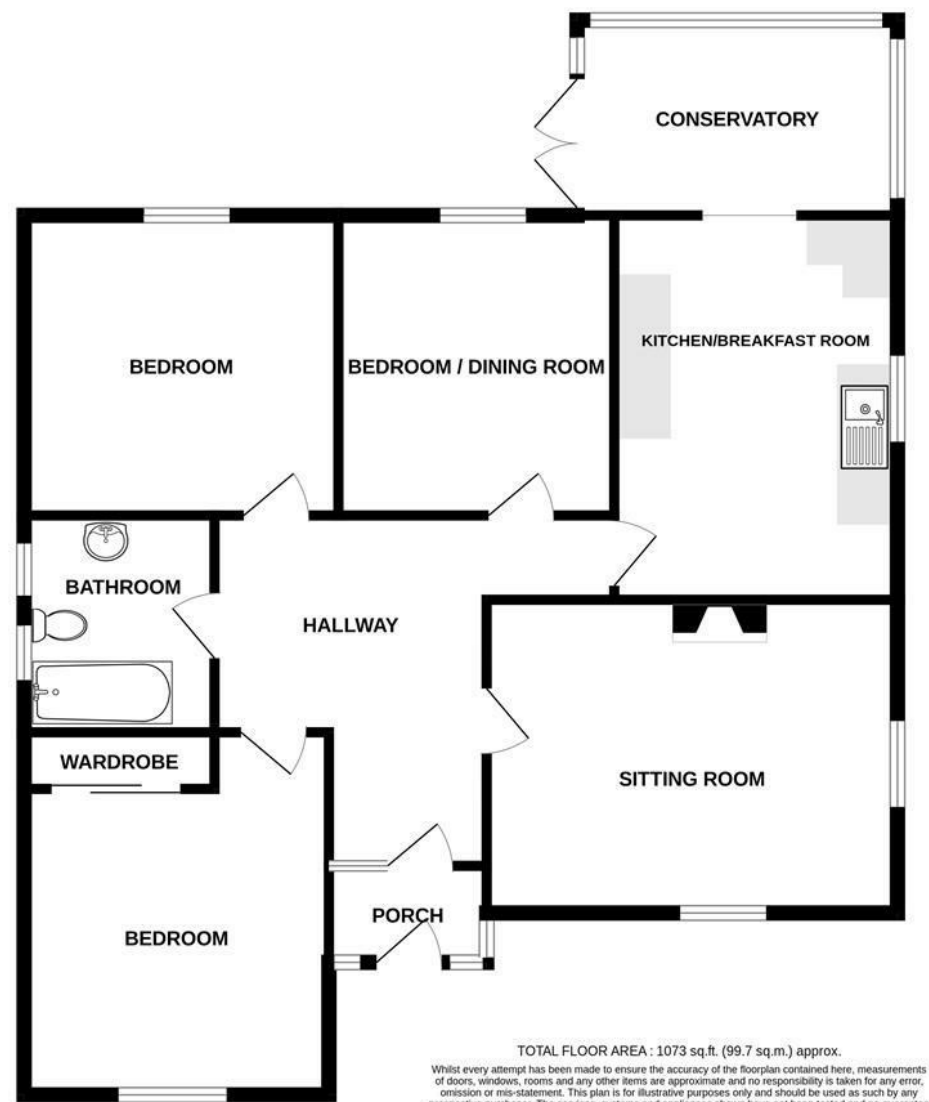


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



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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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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

7 Grange Road, Saltford, Saltford, BS31 3AR



£650,000

A detached three bed bungalow located in a sought after location and offers a generous landscaped garden

- Detached bungalow in a sought after location
- Offers a generous landscaped garden
- Conservatory on the rear of the property
- Covered outside seating / dining area
- Ample parking and a garage
- Greenhouse and a large shed
- Spacious hallway
- Bathroom with separate bath and shower



7 Grange Road, Saltford, Saltford, BS31 3AR

Positioned on Grange Road, widely regarded as one of Saltford's most prestigious residential addresses, this beautifully presented detached bungalow offers an exceptional opportunity to acquire a home of comfort, versatility, and understated elegance.

The accommodation comprises three generously proportioned bedrooms, one of which lends itself perfectly to use as a formal dining room or additional reception space. This flexibility makes the property ideally suited to families, discerning downsizers, or those who enjoy entertaining in style.

A welcoming porch leads into a spacious and well appointed central hallway, from which the principal rooms are accessed. The property benefits from one to two elegant reception rooms, with the main living space enjoying attractive views across the landscaped garden, creating a tranquil setting for both everyday living and social occasions. The contemporary bathroom has been thoughtfully designed and features both a separate bath and shower, offering comfort and convenience.

Externally, the property truly excels. The generous, meticulously maintained garden provides a private and serene outdoor retreat, enhanced by a greenhouse and garden shed, ideal for those with a passion for gardening or simply for enjoying the outdoors throughout the seasons. Ample off street parking is complemented by a garage, ensuring practicality without compromise.

Superbly located, the property offers excellent connectivity to both Bristol and Bath, making it an ideal choice for commuters while retaining the charm and community feel for which Saltford is renowned.

This is a rare opportunity to secure a refined bungalow in a highly desirable setting. A home that effortlessly combines location, lifestyle, and lasting appeal. Early viewing is strongly recommended.

PORCH 1.52 x 1.11 (4'11" x 3'7")

The property is entered via a uPVC front door with an elegant glazed panel, flanked by double glazed frosted windows to either side, allowing natural light to flood the porch while maintaining privacy. An additional frosted window to the side further enhances the sense of space and light. From here, a stylish frosted panel door, complemented by a side window, leads through to the welcoming entrance hallway.

HALLWAY

Loft access. Radiator. Coved. Central and gives access to accommodation

SITTING ROOM 4.86 x 3.66 (15'11" x 12'0")

Dual aspect double glazed windows. Stone fireplace with surround, hearth and mantle. Dado rail and radiator.

KITCHEN / BREAKFAST ROOM 4.59 x 3.32 (15'0" x 10'10")

The kitchen enjoys a pleasant side aspect overlooking the garden through a double glazed window. The space is enhanced by ceiling spotlights and an elegant coved ceiling, creating a bright and well finished environment.

A comprehensive range of wall and base units provides excellent storage, including glass fronted display cabinets, complemented by cupboards and drawers set beneath laminate work surfaces. Positioned below the window is a one and a half bowl sink with mixer tap, with coordinated tiled splashbacks completing the workspace. A discreet cupboard houses the combination boiler.

The kitchen is well equipped for modern living, offering space for a range style cooker with a stainless steel extractor hood and splashback, along with space and plumbing for a washing machine. Integrated appliances include a dishwasher and fridge freezer. An opening from the kitchen leads seamlessly into the garden room/conservatory, creating a natural flow between indoor and outdoor living spaces.

GARDEN ROOM / CONSERVATORY 3.72 x 2.28 (12'2" x 7'5")

The garden room/conservatory is a light filled and inviting space, featuring double glazed French doors to the side providing direct access to the garden. Double glazed windows to the remaining aspects offer attractive views across the landscaped gardens, creating a seamless connection with the outdoors. The room is finished with tiled flooring and a radiator, allowing for comfortable year round use.

BEDROOM 4.23 x 3.50 (13'10" x 11'5")

The bedroom benefits from dual aspect double glazed windows, filling the room with natural light and offering pleasant views of the surrounding gardens. A coved ceiling adds a touch of elegance, while a radiator ensures comfort throughout the year. Built in wardrobes with sliding doors, including one with a mirrored front, provide excellent storage while maintaining a sleek, uncluttered look.

BEDROOM 3.50 x 3.65 (11'5" x 11'11")

Double glazed window . Radiator. Coved ceiling.

BEDROOM / DINING ROOM 3.50 x 3.21 (11'5" x 10'6")

This bedroom features a rear-aspect double-glazed window, allowing natural light to fill the room and providing views of the garden. A coved ceiling adds a subtle touch of elegance, while a radiator ensures warmth and comfort throughout the year.

BATHROOM 2.53 x 2.22 (8'3" x 7'3")

The contemporary bathroom is thoughtfully designed and enjoys two frosted double glazed windows, providing privacy while allowing natural light to fill the space. It features a panelled bath with mixer taps, a walk in shower with a glass screen, and a vanity sink with a mixer tap, complemented by an enclosed coupled toilet. The room is finished with tiled walls, laminate flooring, and a radiator for comfort. Additional convenience is provided by a built in storage cupboard, offering practical space for toiletries and essentials.

OUTSIDE

FRONT

Double gates open onto a block paved driveway, providing ample parking and leading seamlessly to a carport and garage. A matching block paved pathway guides visitors to the front door and continues around the property to a well maintained lawned area. To the left of the gates, a beautifully tended flower bed adds a touch of colour and charm to the entrance, creating an inviting first impression.

SIDE GARDEN

The principal formal garden is a beautifully maintained, predominantly lawned space, framed by well-stocked borders featuring a variety of plants and shrubs, complemented by an attractive rockery. A pathway leads around the property, offering both practical access and a pleasant route to enjoy the garden's charm from every angle.

REAR GARDEN

The pathway continues around the rear of the property, leading to a secluded, covered seating area which is perfect for alfresco dining or simply enjoying a quiet moment of relaxation. Raised flower beds, thoughtfully planted with a variety of shrubs and flowers, add structure and colour to the space. Pathways provide easy access to a dedicated area for a greenhouse and a large shed, while a charming pond completes the garden, creating a tranquil and picturesque outdoor retreat.

TENURE

Freehold.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is E. 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. All good outside signal. Source Ofcom

Broadband. Ultrafast 1000mps source Ofcom.

