

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	

GROUND FLOOR



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.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

5 Fairways, Saltford, BS31 3HX



Offers In The Region Of £695,000

An extended detached bungalow offering versatile accommodation in a superb position set at the head of a popular cul de sac overlooking the grounds of Saltford Golf Club.

- A "true" bungalow with the accommodation on one level set on a level plot
- Spacious & versatile accommodation ideal for downsizers but equally suitable for family occupation
- 'L' Shaped entrance hall
- Large dual aspect living room
- Family/dining room & well appointed contemporary kitchen
- 4 Bedrooms
- En suite cloakroom to main bedroom & family shower room
- Double glazed conservatory
- Extensive block paved driveway, parking & turning area. Garage with electric roller entrance door
- Good size mature rear garden with garden office/workroom



5 Fairways, Saltford, BS31 3HX

This extended detached bungalow originally dates from 1960's and has been transformed by a substantial rear extension and reconfiguration of the accommodation which has created versatile living space on one level extending to approximately 1420sqft.

To the front of the property is a large dual aspect living room with views across the adjacent golf course which links to a spacious dining and family room which is open to a well appointed kitchen/breakfast room with a range of handleless gloss white units with built in appliances. There are four bedrooms arranged off the hallway, three of which have a range of built in furniture, the main bedroom featuring an en suite cloakroom with wc, the others served by a family shower room with a contemporary white suite. Beyond the fourth bedroom (which could easily be used as a study) is a uPVC framed double glazed conservatory with french doors leading to the garden.

On the outside, the property is approached double wrought iron gates to an extensive block paved parking and turning area with a driveway at the side of the bungalow leading to the garage which has an electric remote controlled roller entrance door. Beyond the garage and accessed from the garden is a garden office/workroom which is dry lined and plastered internally with electric heating. The rear garden is an attractive feature of the property being a decent size and enjoying a good degree of seclusion comprising a block paved patio terrace and mainly laid to lawn with a raised rockery style feature with a garden pond.

The bungalow enjoys a particularly desirable location set at the end of a popular cul de sac adjoining the grounds of Saltford Golf Course over which it enjoys attractive views.

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):

Double glazed entrance door and side panel to

'L' SHAPED HALLWAY

Shelved cloaks cupboard, access to roof space, further built in cupboard. Radiator.

SITTING ROOM 6.64m x 6.40m (21'9" x 20'11")

Situated at the front of the bungalow with a double glazed window enjoying a lovely outlook across Saltford Golf Club and with two double glazed windows to the front, one of which is a bay window. Feature fireplace with living flame gas fire, two radiators, oak flooring, glazed double doors and side screens leading to

DINING/FAMILY ROOM 5.0m x 3.53m (16'4" x 11'6")

Oak flooring, feature fireplace with electric fire, radiator, three double glazed leaded windows to side aspect. Open to

KITCHEN/BREAKFAST ROOM 5.52m x 3.32m (18'1" x 10'10")

Two double glazed windows to side aspect overlooking the golf course and double glazed door to outside, radiator, ceiling mounted downlighters. The kitchen is furnished with a range of contemporary handleless wall and floor units providing drawer and cupboard storage space with contrasting work surfaces and up stands. Inset sink unit with mixer tap, built-in four ring stainless steel gas hob and eye level double oven, integrated dishwasher, washing machine and full height fridge and freezer. Breakfast bar. Cupboard with Worcester gas fired combination boiler.

BEDROOM 4.20m x 3.48m (13'9" x 11'5")

Double glazed window to side aspect. Fitted with an extensive range of built-in furniture including wardrobes, drawer storage and shelved cupboard, bedside table and open shelving. Radiator.

EN SUITE CLOAKROOM/WC (included in measurements)

WC and wash basin.

SHOWER ROOM 2.05m x 1.94m (6'8" x 6'4")

Double obscure glazed window to side aspect, heated towel rail, fully tiled walls. Contemporary suite in white with chrome finished fittings comprising wc with concealed cistern, wash basin with mixer tap and cupboard beneath and corner shower enclosure with thermostatic shower.

BEDROOM 3.16m x 2.13m (10'4" x 6'11")

Double glazed window to side aspect overlooking the golf club. Built-in wardrobe and storage unit (included in measurements), radiator.

BEDROOM 3.14m x 2.93m (10'3" x 9'7")

Double glazed window overlooking the rear garden. Built-in wardrobe with internal drawers and dressing table (included in measurements). Radiator.

BEDROOM/STUDY 2.15m x 2.06m (7'0" x 6'9")

Double glazed window to side aspect overlooking the golf club. Radiator. Double glazed french doors to

CONSERVATORY 2.59m x2.80m (8'5" x9'2")

uPVC framed and double glazed with a polycarbonate roof, opening side windows, radiator and french doors leading to the garden.

OUTSIDE

FRONT

The property is approached through double wrought iron gates with railings to the front boundary. This leads to an extensive block paved parking and turning area with space for a number of vehicles including a caravan or boat. The block paved driveway continues to the side of the bungalow where it provides the access to the

ATTACHED GARAGE 5.36m x 2.76m (17'7" x 9'0")

Electric remote controlled roller entrance door, double glazed door to garden, double glazed velux window. Power and light connected. Attached to the rear of the garage is a

GARDEN OFFICE/WORKROOM 4.0m x 2.37m (13'1" x 7'9")

This is a continuation of the garage and is dry lined internally and plastered with ceiling mounted downlighters, power points and an electric panel heater. Double glazed velux window, conventional double glazed window and door to garden.

REAR GARDEN 14.25m x 13m (46'9" x 42'7")

A good size level garden enjoying a good degree of seclusion. There is a block paved patio terrace immediately to the rear of the property beyond which the garden is laid to lawn with a raised rockery style feature with a garden pond. Between the bungalow and its boundary with the golf club is a paved terrace which leads to the front of the property.

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.

TENURE

The property has both long leasehold (999 years from 22nd July 1966) and freehold titles registered. Both are included in the sale. The property is therefore effectively freehold. Further details are available upon request.

ADDITIONAL INFORMATION

Local Authority: Bath & North East Somerset Council.

All mains services are connected. The property has gas fired central heating with electric heating to the garden office.

