

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100+	100+
(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: 72.7 m² ... 783 ft² (excluding garage, outside workshop)
All measurements are approximate and for display purposes only.

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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
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19 Golf Club Lane, Saltford, Bristol, BS31 3AA



Offers Over £500,000

A well presented detached bungalow offering open plan living accommodation. The property benefits from a generous garage, modern workshop, EV charging point, solar panels and storage batteries.

- Sought after location in the village
- Driveway with EV charging point
- Solar panels and battery storage
- Separate workshop / Office in the garden
- Generous size garage
- Light bright home
- Open plan flow to the living space
- Well presented bathroom
- Modern contemporary kitchen
- No onward chain



19 Golf Club Lane, Saltford, Bristol, BS31 3AA

Located on Golf Club Lane, this well-presented detached bungalow enjoys an excellent position just a short walk from the village centre and only a stone's throw from Saltford Golf Club. Set back from the road, the property features an attractive front garden, along with a side driveway providing ample parking, a generous garage, an EV charging point, solar panels and battery storage.

A spacious entrance hallway gives access to all rooms. The bright and welcoming sitting room features a wood-burning stove and flows seamlessly into the dining area, which in turn leads to a modern, well-designed kitchen equipped with a range of integrated appliances.

To the rear of the bungalow are two bedrooms, one of which offers direct access to the garden, along with a contemporary bathroom.

The rear garden has been thoughtfully arranged for low maintenance, offering a pleasant seating area. At the far end of the garden sits an impressive workshop/office, ideal for hobbies, working from home or additional storage.

ENTRANCE HALL

Entry through a modern double-glazed door with frosted side panels leads into a bright, spacious hallway. There is excellent storage, including a coats cupboard and two additional storage cupboards. The practical wood-effect laminate flooring offers easy maintenance and there is also access to the loft.

SITTING / DINING AREA 5.09 narrows to 2.54 x 4.52 narrow to 3.48 (16'8" narrows to 8'3" x 14'9" narrow to 11'5")

A delightful L-shaped space, featuring a large double-glazed window to the front and three high-level double-glazed windows to the side with plantation-style shutters, allowing the room to fill with natural light. The same flooring continues through from the hallway, enhancing the flow of the space. The room includes a coved ceiling with recessed spotlights, and its focal point is the wood burner, complete with a wood mantel and a curved marble hearth. Heating is provided by two radiators and an additional vertical radiator.

KITCHEN AREA 5.53 x 2.10 extend to 3.00 (18'1" x 6'10" extend to 9'10")

A well-presented and thoughtfully designed kitchen featuring grey fronted wall and base units paired with white quartz worktops, offering a clever mix of storage solutions including a pull out larder and hidden internal drawers behind full height doors for a clean, contemporary finish. There is a one and a half inset stainless steel sink with a mixer tap.

The kitchen is fully equipped with modern built in appliances, including a Neff oven, Neff five burner gas hob ideal for any keen cook Neff designer extractor hood, Neff microwave and Neff dishwasher. A cupboard houses the boiler and tank, with additional touches such as practical shelving and a breakfast bar enhancing the space.

A double glazed window with a side aspect and a double glazed door provide natural light and access to the side of the property.

BEDROOM 3.53 x 3.49 (11'6" x 11'5")

A double-glazed window to the rear aspect fills the room with natural light. The bedroom benefits from built-in wardrobes with mirrored sliding doors and an additional built-in cupboard, providing excellent storage. Heating is provided by a radiator.

BEDROOM 3.17 x 3.02 (10'4" x 9'10")

A double-glazed French door, flanked by additional double-glazed windows, provides access to the garden and floods the room with natural light. The room also features a built-in mirrored wardrobe and a radiator.

BATHROOM 2.05 x 1.93 (6'8" x 6'3")

A well-presented, modern bathroom featuring a white suite, including a panelled bath with an overhead shower and glass screen, and a combined enclosed toilet and vanity sink. The room is finished with tiled

walls, vinyl flooring and a heated towel rail. A double-glazed frosted window provides natural light and privacy.

OUTSIDE

FRONT

To the front, the property is bordered by a dwarf wall with low-level fencing to the side. The front garden is predominantly laid to stone chips, with a pathway crossing the frontage. The driveway runs along the side of the property, featuring an electric car charging point and providing access to the garage.

GARDEN

Beautifully presented over two level offers ample outdoor seating space and easy maintenance with mature flower beds. A pathway to the side leads to the side access to the garage.

GARAGE 8.50 x 2.77 (27'10" x 9'1")

This larger than average garage is accessed via an up-and-over door, with a personal door at the rear of the garage. The garage benefits from power and lighting, and the pitched roof provides additional storage space above.

WORKSHOP 5.30 x 2.80 (17'4" x 9'2")

An exceptional addition to the property, perfect for those working from home or in need of a versatile workshop. The space is fully insulated and features durable, hard-wearing flooring, with power and lighting already installed for convenience. Flooded with natural light, the front is fitted with stylish double-glazed bifold doors, creating a bright and inviting environment.

TENURE

Subject to a peppercorn ground rent of £19.19 per year, lease length 999 years from 24th October 1967.

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. EE O2 Three Vodafone. All Good Outdoor Coverage. Source Ofcom.

