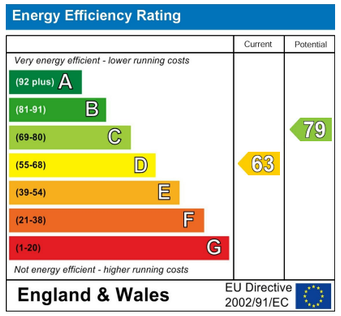
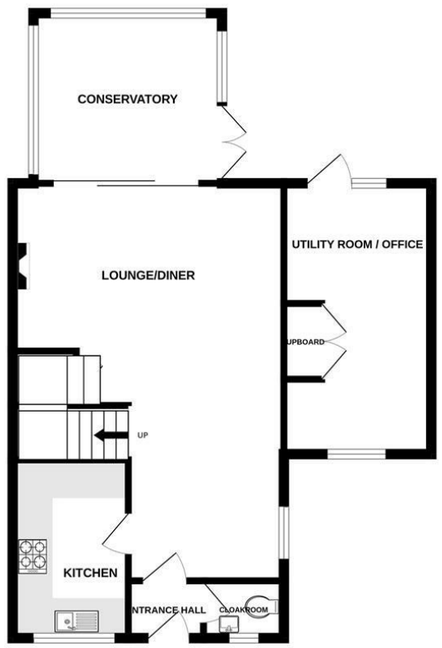
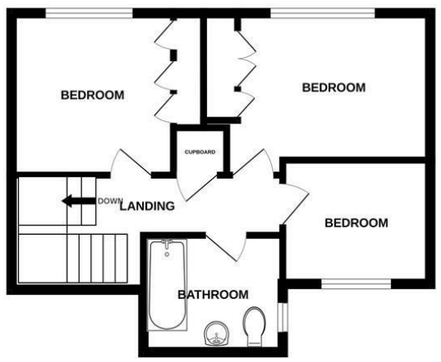


GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



7 FENTON

TOTAL FLOOR AREA : 1024 sq.ft. (95.2 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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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

7 Fenton Close, Saltford, BS31 3AT



£525,000

A modern well presented three bedroom detached home location in a popular cul-de-sac location. Offering off street parking and a landscaped rear garden.

- Detached home
- Open living accommodation
- Cloakroom
- Modern kitchen
- Three good bedrooms
- Well presented bathroom
- Extra flexible room
- Landscaped rear garden
- Driveway / off street parking
- Cul-de-sac location

naea | propertymark PROTECTED

RICS

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7 Fenton Close, Saltford, BS31 3AT

A delightful home located in a quiet cul-de-sac location within Saltford. The property is a detached three bedroom home which is beautifully presented. The property is well positioned for the local primary school and local amenities,
The front of the property has a driveway for parking and a lawned area. To the rear is a generous enclosed rear landscaped garden.
The property has a lobby space on entry. A door to the right has a cloakroom. A further door from the lobby leads into the main spacious living accommodation with patio door out to the conservatory. A further door off the open plan living space leads to a well presented and practical kitchen. The first floor offers three good bedrooms and a very well presented family bathroom. The property further benefits from an additional space which was the garage but now offers a flexible space and is currently being used as a utility room but could well make an excellent home office.
Saltford is a highly sought after village situated between the historic city of Bath and the vibrant city of Bristol, offering an excellent balance of countryside living and convenient access to a wide range of amenities. The village benefits from a strong community atmosphere and provides a variety of local facilities including shops, cafés, pubs, a post office, medical services and well regarded primary schooling.

ENTRANCE LOBBY 1.00 x 1.11 (3'3" x 3'7")
Entry via a uPVC door with glazed insert. Wood flooring. Door to cloakroom.

CLOAKROOM 1.40 x 1.01 (4'7" x 3'3")
Two piece white suite comprising a pedestal wash basin with tiled splashback and a toilet. Frosted double glazed window with a front aspect, radiator, wood flooring.

SITTING ROOM / DINING ROOM 6.90 mx x 4.70 max (22'7" mx x 15'5" max)
A generous and light spaced L shaped room. Double glazed window to the side and double glazed patio doors to the rear let light flood in. Wood flooring. Feature gas fireplace with a wood surround and black marble style hearth. Stairs lead to the first floor with a useful cupboard underneath. Two radiators.

KITCHEN 3.10 x 2.00 (10'2" x 6'6")
Double glazed window with a front aspect. There is a range of white fronted wall and base units comprising cupboards and drawers with white worktops over and a tiled splashback. Ceiling spot lights. Space is provided for a dishwasher and a fridge. Built-in four burner gas hob with a black glass splash back, under counter oven and a cooker hood. Tiled floor.

UTILITY / OFFICE 4.60 x 2.40 (15'1" x 7'10")
Double glazed window with a front aspect. Double glazed frosted door to the rear. Worktop to the rear with space for a washing machine and tumble dryer. Cupboard with Valliant combi boiler inside. Storage cupboard houses the consumer units.

LANDING
Loft access. Airing cupboard.

BEDROOM 3.56 to wardrobes x 2.57 (11'8" to wardrobes x 8'5")
Double glazed window with a rear aspect. Built-in wardrobes. Radiator.

BEDROOM 2.97 to wardrobes x 2.78 (9'8" to wardrobes x 9'1")
Double glazed window with a rear aspect. Built-in wardrobes. Radiator.

BEDROOM 2.15 x 2.71 (7'0" x 8'10")
Double glazed window. Radiator.

BATHROOM 2.41 x 1.99 (7'10" x 6'6")
Very well presented with a panel bath, thermostatic shower over and a glass screen. Part tiled walls. Pedestal basin and a toilet. Double glazed frosted window. Radiator.

CONSERVATORY 3.36 x 2.75 (11'0" x 9'0")
Double glazed window and double glazed French doors. Perspex roof.

OUTSIDE

FRONT
Part enclosed by mature hedging. Tarmac driveway. Lawned area. Path to front door.

REAR GARDEN
A delightful landscaped rear garden with a large patio space ideal for alfresco dining. A couple of steps leads to the lawned garden with mature borders offering privacy. Outside tap and power point. Gated side access.

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.

ADITTIONAL INFORMATION
Local authority. Bath and North East Somerset.
Services. All mains service connected.
Mobile phone. EE O2 Three good outdoor signal. Vodafone Variable outdoor signal. Source Ofcom.
Broadband. 1000 mps Source Ofcom.





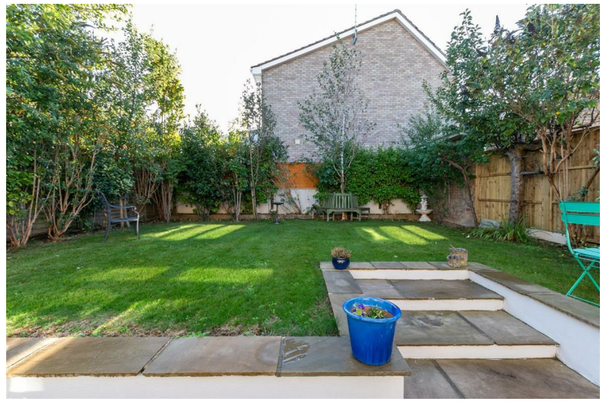














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