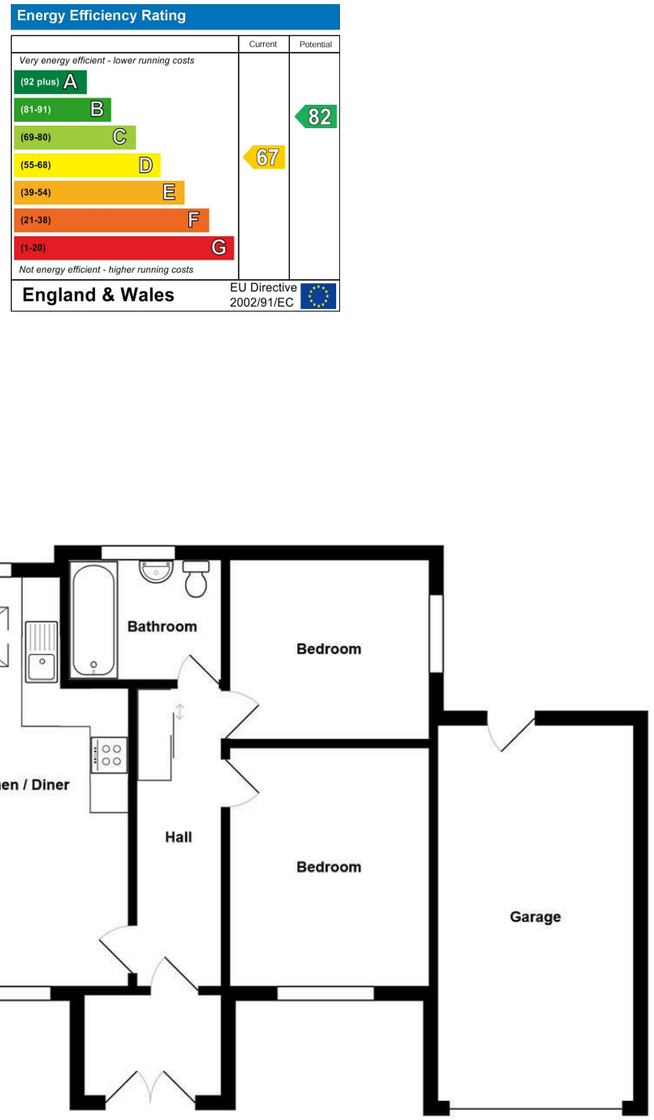


Total Area: 76.4 m² ... 823 ft² (excluding garage)

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.
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

Sury Sol The Glen, Saltford, Bristol, BS31 3JP



Offers In Excess Of £450,000

A well presented detached bungalow tucked away in a sought after part of the village on a private road on the edge of Saltford.

▪ Detached bungalow ▪ Well presented home ▪ No onward chain ▪ Modern contemporary kitchen ▪ Attached garage with driveway parking infront ▪ Private garden with a raised patio space ▪ Two double bedrooms ▪ Modern bathroom ▪ Located on a private road ▪ Ideal location for access to Bristol or Bath

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RICS

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Sury Sol The Glen, Saltford, Bristol, BS31 3JP

A rare opportunity to acquire a detached bungalow situated on a highly sought-after private road on the edge of the village of Saltford.

The property is approached via a private driveway leading to a garage and providing ample off-street parking. The attractive front garden enjoys a high degree of privacy, with mature planting screening the property from the road.

An enclosed entrance porch opens into a welcoming hallway. To the left is a bright and spacious kitchen/dining room, beautifully presented and benefiting from windows to both the front and rear aspects, allowing plenty of natural light throughout the day. Leading from here is a generously proportioned sitting room overlooking the front garden.

To the rear of the hallway is a modern, well-presented bathroom, while to the right are two comfortable double bedrooms.

Offered to the market with no onward chain, this charming bungalow presents an excellent opportunity for buyers seeking a peaceful village setting with convenient access to nearby amenities via the bus or car.

ENCLOSED PORCH 2.19 x 1.57 (7'2" x 5'1")
Entry via a uPVC double glazed front door with a double glazed window to the side. Ideal space to remove coats and shoes before entering the property. A couple of steps leads to the front door.

HALLWAY
Entry via a glass panel door. Storage cupboard with sliding doors and shelves also housing the combi boiler.

SITTING ROOM 3.54 x 4.77 (11'7" x 15'7")
Double glazed high level window to the rear and large double glazed window to the front that lets the light flood in. There is also a double glazed French doors out to the garden. Wall mounted fireplace. Wall light.

KITCHEN DINER 6.56 max x 3.03 (21'6" max x 9'11")
Double glazed full height window to the front and a double glazed door to the rear with a further double glazed window to the side and to the rear with a glass pitched roof all allowing light to flood in. There is a modern contemporary kitchen comprising green fronted wall and base cupboards and drawers with laminate worktops. The high quality finish continues with a black sink and drainer with mixer taps and black subway style splashback tiling. There is a built-in oven, hob and cooker hood while space is provided for a washing machine, slimline dishwasher and a fridge freezer. Vertical radiator and part carpet, part vinyl flooring.

BEDROOM 3.18 x 2.88 (10'5" x 9'5")
Double glazed window to the side aspect. Radiator.

BEDROOM 3.79 x 3.19 (12'5" x 10'5")
Double glazed window with a front aspect. Radiator.

BATHROOM 2.23 x 1.86 (7'3" x 6'1")
Double glazed frosted window to the rear. Part sunken bath makes for easy access with mixer taps and a shower over. Tiled walls. White vanity sink. Toilet. Chrome heated towel rail. Extractor fan. Vinyl flooring. Wall mirror with a light.

REAR AREA
There is a pathway around the rear of the property with a raised stone chipped area and a tiered area with a patio and a seating space.

GARDEN
Hedges to front and side. Laid mainly to lawn with flower beds. Directly outside the property is a generous raised patio area ideal for alfresco dining and is enclosed by iron railings. A driveway leads to the garage and offers off street parking.

GARAGE

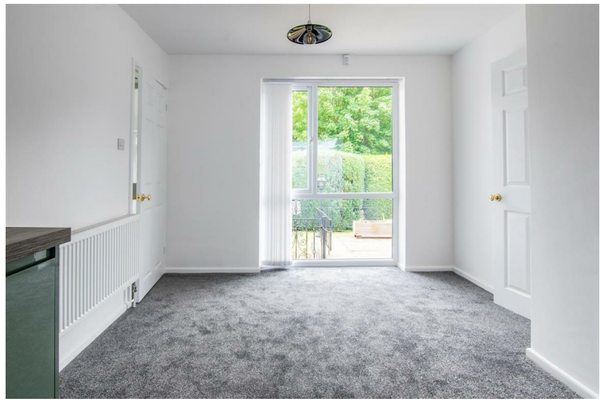
TENURE
Freehold

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.

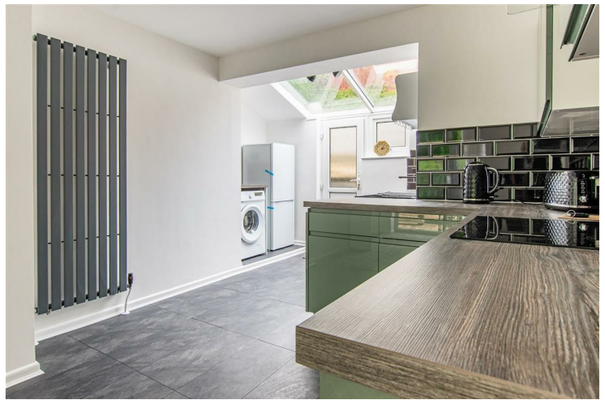
ADDITIONAL INFORMATION
Local authority. Bath and North East Somerset
Services. All mains services connected
Broadband 1000mps Source Ofcom
Mobile phone EE O2 Three Vodafone Good outdoor signal Source Ofcom







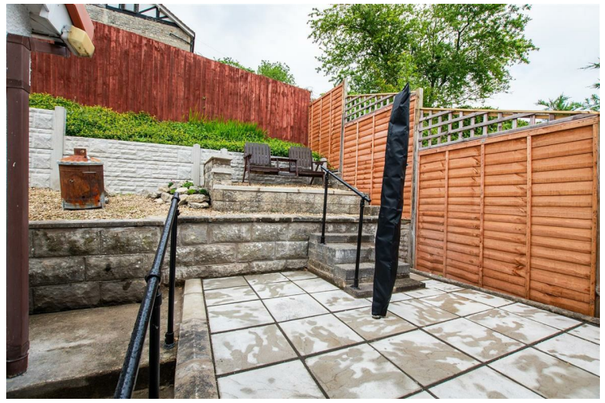












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