

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

47 High Street, Salford, Bristol, BS31 3EJ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Guide Price £525,000

An attractive end terraced stone built workers cottage from the 19th century. Located in the old part of the village, combining character with modern fittings. Wonderful cottage gardens and views across towards Kelston.

- End terraced character cottage
- Three double bedrooms
- Living room with multifuel burner
- Kitchen/breakfast room and dining room
- Cloakroom
- Wonderful four piece Bathroom
- Cottage gardens
- Rural views towards Roundhill
- Old village location
- Close to the River Avon and cycle path.

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47 High Street, Saltford, Bristol, BS31 3EJ

A very attractive stone built end terrace cottage, formerly a workers cottage and believed to date back to the 19th century. The property is full of charm and character, complimented with modern furnishings and comforts. You will feel relaxed within this property and enjoy the cottage lifestyle for sure. Accents of yesteryear, all wrapped up in a great location within the beating heart of the old village.

The entrance hall, lined with exposed stone and the wooden lined cloakroom with subdued tones of painted walls, before entering the bright welcoming living room which has been opened up into the dining room. The large multi fuel burner will certainly keep you warm in those cooler months and the stunning book shelf where you can keep quite a selection of your best books, photos and keepsakes. To the rear, is the kitchen area with ample space and a storage cupboard opening into a beautiful breakfast area, where you can have the doors open and look straight up through the pretty garden sipping your coffee.

The first floor has a lovely bathroom which offers a four piece suite and linen cupboard. Then you have two bedrooms, the main bedroom with a iron fireplace and fitted wardrobes.

The second floor is of good size with two superb dormer windows commanding great views to either side, a great place to wake up.

The rear garden is gorgeous, no less than three patio areas to enjoy, a lawn area, fruit trees, planted borders, full of wildlife and nature. Ensure you go to the far end and drink in those views across towards Kelston Roundhill.

GROUND FLOOR

OPEN STORM PORCH

Half tiled walls and tiled floor, part glazed entrance door to

HALLWAY

Tiled floor, exposed stone walls, radiator, high level electrics cupboard.

CLOAKROOM 1.49m x 0.90m (4'10" x 2'11")

White suite comprising low level wc and vanity unit with a wash hand basin with tiled splash back. Part wooden panel walls and tiled flooring.

LIVING ROOM/DINING ROOM 7.89m x 3.46m (25'10" x 11'4")

Originally two rooms, now merged with a wide beamed opening. uPVC double glazed window to front aspect, radiator, multi fuel burner with stone hearth, under stairs cupboard, staircase rising to first floor, further radiator, bespoke shelving cabinet stretching the entire dining room length, television and telephone points, window to kitchen and door to

KITCHEN/BREAKFAST ROOM 3.75m x 4.66m reducing to 2.47m (12'3" x 15'3" reducing to 8'1")

uPVC double glazed window overlooking the rear garden. The dining area has a vaulted ceiling with double glazed velux style window, radiator, double glazed door to outside with matching double glazed side panels. The kitchen has a well appointed range of contemporary wall and floor units providing drawer and cupboard storage space with beech block work surfaces and part tiled surrounds. Inset sink unit with mixer tap, plumbing for automatic washing machine, integrated dishwasher, built in four ring stainless steel hob with extractor above and oven beneath. Space for upright fridge/freezer.

FIRST FLOOR

Landing with staircase rising to the second floor and a radiator.

BEDROOM ONE 4.53m x 2.79m (14'10" x 9'1")

Two double glazed sash windows to the front with views across the High Street, radiator, pretty Victorian fireplace and two fitted wardrobes with overhead storage.

BEDROOM TWO 3.62m x 2.61m (11'10" x 8'6")

uPVC double glazed window overlooking the rear garden and a radiator.

LARGE BATHROOM 3.90m x 2.64m (12'9" x 8'7")

uPVC double glazed window overlooking the rear garden, tiled floor, radiator. Classic white suite in a Victorian style with chrome finished fittings comprising a bath with mixer tap incorporating shower attachment, separate large fully tiled shower enclosure with thermostatic shower head, low level wc and a vanity unit with a marble top and a

wash hand basin, tiled surrounds, shelved linen cupboard with wall hung gas fired combination boiler. This room also has underfloor heating.

SECOND FLOOR

BEDROOM THREE 4.94m x 3.64m (16'2" x 11'11")

A delightful room flooded with natural light with large uPVC double glazed dormer windows to front and rear. The windows also allow attractive views across the village to Kelston Roundhill and the River Avon. The room has characterful sloping roof lines and an exposed stone wall.

FRONT GARDEN

To the FRONT of the property is an enclosed front garden with a stone walled boundary to High Street. The garden is laid to lawn with cultivated borders with shrubs and bushes, a wooden bike store/shed, outside power point and a pathway leading to the front door.

REAR GARDEN 18m long (59'0" long)

The GOOD SIZE REAR GARDEN approximately 18m (59') deep and comprises a patio with flagstone pathway with two storage sheds to one side. Beyond the storage sheds there is a further paved patio area and a lawned garden with flower and shrub borders and an apple tree. At the far end of the garden, there is a further seating area alongside an apple tree and attractive views can be enjoyed across adjoining countryside towards Kelston Roundhill.

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:

Freehold.

AGENTS NOTE

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband <https://checker.ofcom.org.uk/>

Check flood Risk <https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas <https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council (bathnes.gov.uk) <https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

