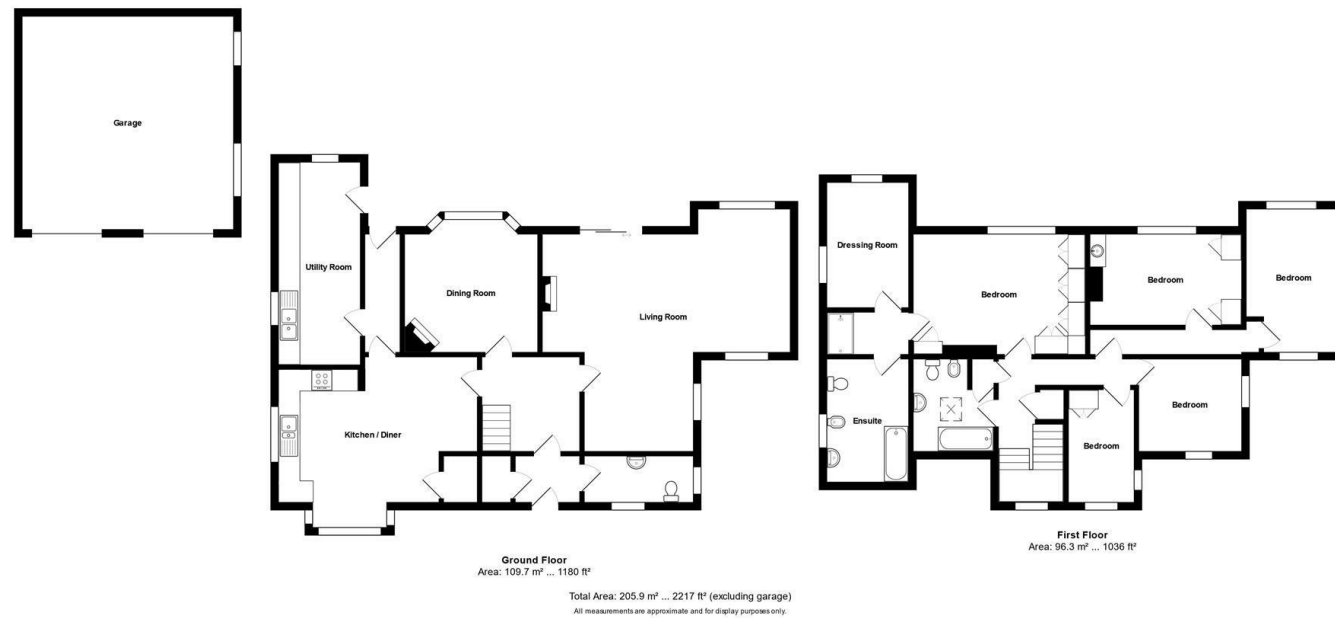


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		72



19 Uplands Road, Salford, Bristol, BS31 3JQ



Price Guide £975,000

A rare opportunity to purchase a substantial bay fronted detached house originally dating from the 1930's set on a plot of just over a quarter of an acre with superb views along the Avon Valley in one of Salfords sought after locations.

- In Excess Of 2200 Sqft
- With Scope For Modernisation & Refurbishment
- Superb Views From Rear Facing Rooms
- Entrance Hall & Downstairs Cloak/WC
- 2 Well Proportioned Reception Rooms
- Kitchen/Breakfast Room & Utility Room
- 5 Bedrooms With En Suite Bathroom & Dressing Room To Main Bedroom
- Family Bathroom
- Detached Double Garage & Ample Driveway Parking
- Large Mature Level Rear Garden

[www.daviesandway.com](http://www.daviesandway.com)  
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# 19 Uplands Road, Saltford, Bristol, BS31 3JQ

The property comprises a large individual detached house dating from the 1930's which is available to the open market following 60 years in the same ownership. This much loved family home is situated in one of Saltford's most sought after positions on the eastern side of Uplands Road within a level plot extending to just over a quarter of an acre which enjoys outstanding views to the rear along the Valley of the River Avon towards Kelston Roundhill and surrounding countryside.

The property has been extended many years ago and offers good size, well configured accommodation which has scope for general updating and modernisation with the potential to create a superb "forever" family home.

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):

## GROUND FLOOR

Solid panel entrance door to

## PORCH

Tiled floor, understairs storage cupboard.

## CLOAKROOM/WC

Window to side aspect. Tiled floor, wc and wash hand basin set in vanity unit with tiled splash back and cupboard beneath.

Inner door to

## HALLWAY

Staircase rising to first floor, radiator.

## SITTING ROOM 6.15m x 4.19m (to max) plus 3.96m x 2.63m (20'2" x 13'8" (to max) plus 12'11" x 8'7")

Dual aspect with double glazed windows to front and rear and a sliding double glazed patio door leading to the rear terrace and garden. Widespread views, beamed ceiling, stone fireplace with timber mantle beam, open grate and log store, three radiators.

## DINING ROOM 3.90m into bay x 3.79m (12'9" into bay x 12'5")

Bay window to rear with superb views, attractive brick fireplace with open grate, beamed ceiling, radiator.

## KITCHEN/BREAKFAST ROOM 4.61m into bay x 5.64m (15'1" into bay x 18'6")

Bay window to front aspect and further window to the side. Furnished with a range of pine fitted wall and floor units with rolled edged worksurfaces and tiled surrounds. Inset stainless steel one and a quarter bowl sink unit with mixer tap, built in gas hob and eye level electric oven. Deep pantry (included in measurements). Radiator.

## REAR HALL

Glazed door to outside and door to

## UTILITY ROOM 5.85m x 2.10m (19'2" x 6'10")

Windows to side and rear aspects. fitted wall and floor units with inset double bowl sink. Plumbing for automatic washing machine and dishwasher. Built in gas hob (disconnected) with oven beneath and hood above. Wall mounted Baxi gas fired boiler. Radiator.

## FIRST FLOOR

## LANDING

Built in cupboard with hanging rail, separate airing cupboard with fitted shelving and hot water cylinder. Radiator.

## BEDROOM 4.93m x 3.44m (16'2" x 11'3")

Double glazed window to rear aspect with outstanding views across the Avon Valley towards Bath including Keltson Roundhill and the Lansdown Hills. Radiator.

## EN SUITE BATHROOM 4.82m x 2.12m (overall measurement including shower (15'9" x 6'11" (overall measurement including shower)

Sloping roof line, window to side aspect, beamed ceiling, radiator. Suite in white comprising bath, wash hand basin set in vanity unit with cupboard beneath, bidet, WC with concealed cistern and fully tiled double width shower enclosure with electric independent shower. Shaver point.

## DRESSING ROOM 3.57m x 2.12m (11'8" x 6'11")

Windows to rear and side aspects, sloping roof line, radiator.

## BEDROOM 4.20m x 2.60m (13'9" x 8'6")

Window to rear aspect with widespread views, wash hand basin in vanity unit with tiled splash back and cupboard beneath. Built in wardrobe and dressing table (included in measurements), radiator.

## BEDROOM 3.93m x 2.63m (12'10" x 8'7")

Windows to front and rear aspect with views to rear. Radiator.

## BEDROOM 2.97m x 2.57m (9'8" x 8'5")

Windows to front and side aspects, radiator, built in wardrobe (included in measurements).

## BEDROOM 3.35m x 1.86m (10'11" x 6'1")

Windows to front and side aspects, built in shelved cupboard (included in measurements) radiator.

## BATHROOM 2.69m x 2.26m (including airing cupboard) (8'9" x 7'4" (including airing cupboard))

Window to front aspect. Access to roof space. Suite of bath with mixer tap and shower attachment, wash basin, WC and bidet. Heated towel rail.

## OUTSIDE

## FRONT GARDEN

Laid to lawn with flower and shrub beds. A five bar gate provides the approach to a tarmac driveway, parking and turning area which continues to the side of the property providing the approach to the

## DETACHED DOUBLE GARAGE 6.17m x 6.12m (20'2" x 20'0")

With twin up and over entrance doors and power and light connected. The garage is situated within the rear garden.

## LARGE LEVEL REAR GARDEN

Enjoying stunning views and comprising of a paved terrace immediately to the rear of the house with an outside water tap, beyond which lie extensive lawned gardens with flower and shrub beds. At the end of the plot is a further paved terrace providing a perfect spot to enjoy the superb views across the Avon Valley and along the River Avon, including Saltford Weir, the Yacht Club and towards the Jolly Sailor pub. This is an ideal area to enjoy the evening sunshine.

## TENURE

Freehold. The property is presently being re-registered at Land Registry which will have to be completed prior to the sale.

## COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://cti.voa.gov.uk) the present Council Tax Band for the property is G. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

## AGENTS NOTE

Services - Mains Gas, Electricity, Water and Drainage.  
Broadband - Ultrafast 1000Mbps available (Source - Ofcom)  
Mobile - EE, Three, O2, Vodafone mobile service available (Source - Ofcom)  
Intended buyers should note the property requires some updating and it is likely the electrical installation will need re-wiring.

