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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		66	
(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: 114.9 m<sup>2</sup> ... 1237 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only.

14 Montague Road, Salford, Bristol, BS31 3LA



£500,000

A modern detached house set on the village edge but conveniently placed for access to local amenities with the advantage of an enviable southerly facing rear aspect.

- A well presented & cared for family home
- Entrance hall & cloakroom/wc
- Separate sitting & dining rooms
- Fitted kitchen
- Four bedrooms
- Bathroom & separate shower room
- Double garage (part informally converted to playroom/hobbies room)
- Driveway parking
- Owned solar panels
- Available with no onward sales chain

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# 14 Montague Road, Salford, Bristol, BS31 3LA

This modern detached house dates from the early 1980's and offers well planned accommodation and has good presentation throughout providing comfortable living space for a growing family or perhaps for those down sizing from a property with a greater maintenance liability. The property enjoys an enviable position on Montague Road with a southerly facing rear aspect and views across open countryside.

On the ground floor the property is approached through an entrance hall with a downstairs cloakroom/wc, leading to a well proportioned living room, separate dining room and fitted kitchen. The attached double garage has in part has been informally converted to provide a useful playroom or hobbies room. On the first floor there are four bedrooms, a bathroom and separate shower room.

Externally the property is set back from Montague Road with driveway parking to the front of the attached double garage. There is gated access to the good size mature south facing rear garden which is an attractive feature.

Salford 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

Double glazed entrance door and side panel leading to

### HALLWAY

Staircase rising to first floor, radiator.

### CLOAK/WC

Low level wc and pedestal wash hand basin. Half tiled walls, double obscure glazed window, radiator.

### SITTING ROOM 6.13m x 3.88m reducing to 2.83m (20'1" x 12'8" reducing to 9'3")

Double glazed window to side aspect and double glazed French doors with matching side panels opening on to the rear garden. Marble fireplace with wooden surround and living flame gas fire, radiator. Deep understairs storage cupboard.

### DINING ROOM 3.63m x 2.75m (11'10" x 9'0")

Double glazed window to front aspect, radiator.

### KITCHEN 3.30m x 2.73m (10'9" x 8'11")

Double glazed window overlooking the rear aspect and double glazed door to side. The kitchen is furnished with a range of fitted wall and floor units with matching work surfaces and tiled surrounds, inset stainless steel one and a quarter bowl sink unit with mixer tap, cooker slot (with gas cooker point) extractor hood above. Plumbing for dishwasher.

## FIRST FLOOR

### LANDING

Access to roof space, shelved linen cupboard.

### BEDROOM 3.32m x 2.74m (10'10" x 8'11")

Double glazed window overlooking the rear garden with countryside beyond. Built in wardrobe (excluded from measurements).

### BEDROOM 3.81m max reducing to 2.89m x 3.86m (12'5" max reducing to 9'5" x 12'7")

Double glazed window to front aspect. Built in wardrobe (included in measurements). Radiator.

### BEDROOM 2.85m x 2.01m (9'4" x 6'7")

Double glazed window to front aspect, radiator.

### BEDROOM 3.49m x 2.13m (11'5" x 6'11")

Double glazed window to rear aspect overlooking the garden and countryside beyond. Built in storage space (excluded from measurements).

## BATHROOM

Double obscure glazed window to rear aspect. Fully tiled walls and floor. Modern suite comprising bath, wc with concealed cistern and wash basin in vanity unit with built in cupboards. Heated towel rail.

## SEPARATE SHOWER ROOM

Double obscure glazed window to side aspect. Fully tiled walls and floor, shower enclosure with electric independent shower. Heated towel rail.

## OUTSIDE

### FRONT GARDEN

The garden is laid to lawn with flower and shrub beds. A block paved driveway provides off street parking in front of the

### ATTACHED DOUBLE GARAGE 5.16m x 2.52m plus 4.72m x 2.60m (16'11" x 8'3" plus 15'5" x 8'6")

The garage has a metal up over door, power and light connected as well as a wall mounted heater. The rear section of the garage has a work surface with an inset stainless steel single drainer sink unit, plumbing for automatic washing machine and space for a dryer. A converter for the solar panels and storage battery are situated in the garage.

Part of the garage has been converted to provide a hobbies room, study or playroom with two double glazed windows to the side aspect, an electric panel heater, connecting door to hallway and a door to the adjacent garage. It should be noted that there is no building regulation approval in respect of this conversion and it should therefore not be regarded as habitable space although it is a clearly a very useful area and could be upgraded if required or easily returned to its use as part of the double garage.

### REAR GARDEN 20m x 9m (65'7" x 29'6")

An enviable southerly facing aspect. The garden is enclosed and comprises a wide paved terrace immediately to the rear of the house beyond which it is laid mainly to lawn with flower and shrub borders and further paved patio areas. There is gated access to both sides of the property.

## TENURE

Freehold.

## 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 E. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

## AGENTS NOTES

The property has the benefit of solar panels on the south facing roof slope which are owned and form part of the sale. There is a storage battery converter situated in the garage. Further detail available on request.

Mains Services - Electricity, Gas, Water & Drainage

Broadband - Ultra Fast 1000Mbps available via Truespeed, BT Openreach or Virgin Media (Source - Ofcom)

Mobile Coverage - EE, Three, Vodafone and O2 likely to be available (Source - Ofcom)

