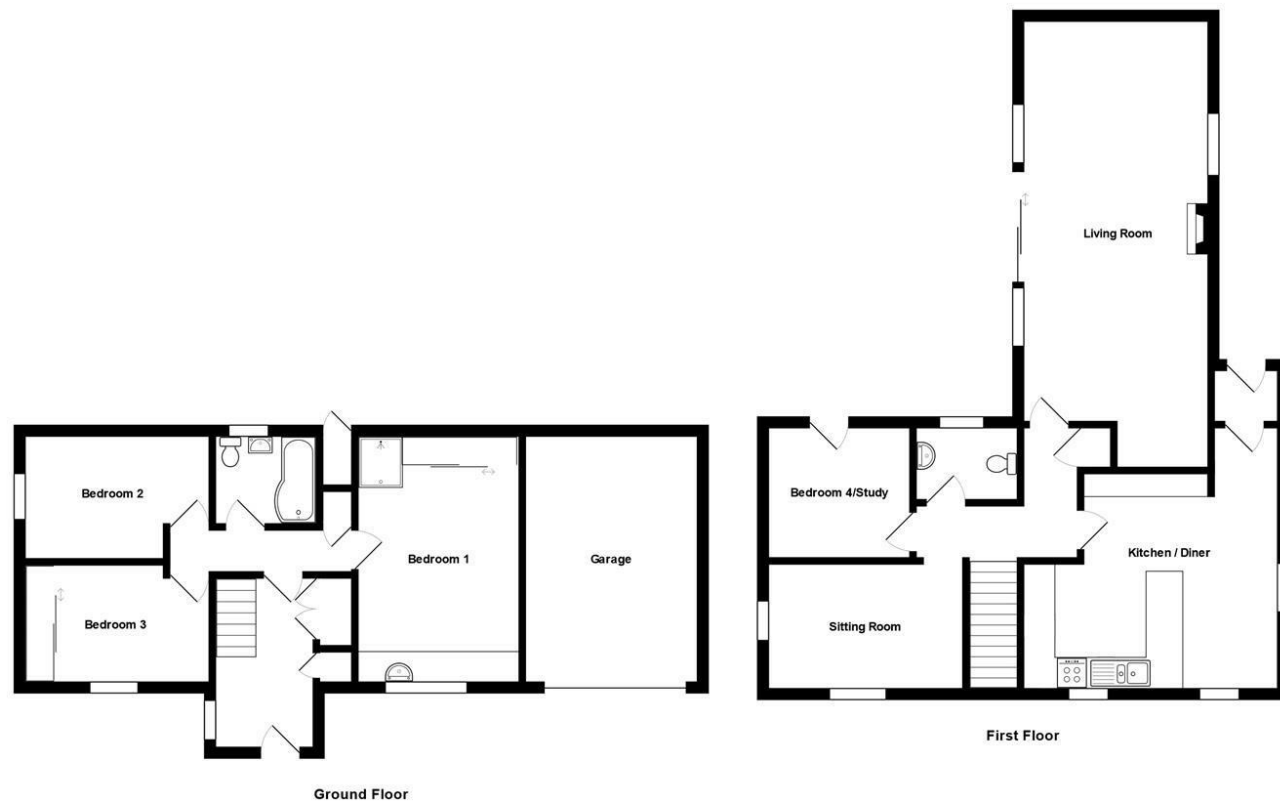


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 132.8 m<sup>2</sup> ... 1429 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only.

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Salford, Bristol, BS31 3BA  
 Tel: 01225 400400 email: [salford@daviesandway.com](mailto:salford@daviesandway.com)

## Rivals The Shallows, Salford, Bristol, BS31 3EX



**£720,000**

A rare opportunity to buy this delightful home which overlooks the river and marina. Put your own stamp on this amazing property and location and make your forever home.

- Stunning riverside location
- Outstanding views
- Beautiful wildlife rear tiered garden
- Generous garage with further off street parking
- No onward chain
- Inverted accommodation to benefit from the location
- Spacious sitting room
- Amazing potential

www.daviesandway.com  
 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.  
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# Rivals The Shallows, Salford, Bristol, BS31 3EX

Welcome to this charming detached house located in the picturesque area of The Shallows, Salford, Bristol. This property boasts up to four spacious bedrooms, the main bedroom benefits from a shower and sink. The property is ideal for a growing family or those in need of extra space. With a well-appointed bathroom on the ground floor, plus a further cloakroom on the first floor this house offers comfort and convenience for its residents.

Situated in a riverside location, this house provides outstanding views that will take your breath away. One of the standout features of this property is the stunning tiered wildlife garden, perfect for nature enthusiasts or those looking for a peaceful retreat in their own backyard. Imagine enjoying your morning coffee surrounded by the beauty of nature right at your doorstep and outstanding views across the river towards Kelston Roundhill.

The property also offers excellent parking for up to three vehicles, including a garage for added convenience. Say goodbye to the hassle of searching for parking spaces.

Don't miss out on the opportunity to make this delightful property your new home. The property requires some updating or a more grand design could be done. It has a desirable location, ample parking, and beautiful wildlife garden, this house has all the makings of a perfect family retreat. Book a viewing today and experience the charm of The Shallows for yourself.

In fuller detail the accommodation comprises (all measurements are app

## GROUND FLOOR

### HALLWAY 3.27 x 1.95 (10'8" x 6'4")

Wood staircase leads to the first floor. Double glazed window. Coats cupboard and a further storage cupboard.

### BEDROOM 1 4.83 x 3.18 (15'10" x 10'5")

Double glazed window with front aspect. Shower enclosure with frosted door. Built in wardrobes with mirror fronted sliding doors. Built in drawers with dressing table above and an inset sink with taps.

### BEDROOM 2 3.63 into wardrobe x 2.29 max (11'10" into wardrobe x 7'6" max)

Double glazed window with front aspect. Built in wardrobes with sliding mirror fronted doors.

### BEDROOM 3 3.63 x 2.412 (11'10" x 7'10")

Double glazed window with side aspect.

### BATHROOM 1.93 x 1.67 (6'3" x 5'5")

Double glazed frosted window. P shaped bath with electric shower and glass screen. Vanity basin. Tiled walls and floor.

## FIRST FLOOR

### LANDING

Double glazed window. Loft access. Storage cupboard.

### SITTING ROOM 8.65 narrow to 7.89 x 3.63 (28'4" narrow to 25'10" x 11'10")

Two double glazed window and Double glazed patio doors lead out to the garden and patio. Coved ceiling. Gas fireplace.

### DINING ROOM 3.81 x 2.46 (12'5" x 8'0")

Two double glazed window one with side aspect the other with front aspect and it's nearly full height of the room offers stunning views towards the river and marina. Coved ceiling.

### BEDROOM 4 / STUDY 2.75 x 2.57 (9'0" x 8'5")

Double glazed hinged window offering views and access out to the rear garden and patio area.

### CLOAKROOM 1.99 x 1.20 (6'6" x 3'11")

Double glazed high level window. Pedestal basin. Toilet. Tiled floor.

### KITCHEN 5.03 x 3.82 (16'6" x 12'6")

Two double glazed windows with front aspect offering outstanding views. Double glazed side window. Range of wood base units comprising cupboards and drawers. Laminate worktops with inset one and half sink and drainer. Built in electric oven and Gas hob. Tiled splashback. Space for washing machine, dishwasher and fridge freezer. Room for a dining table.

### REAR LOBBY 1.17 x 1.00 (3'10" x 3'3")

Tiled floor. Door leads to the garden.

## OUTSIDE

### GARAGE 5.99 x 4.30 (19'7" x 14'1")

Boiler for hot air heating. Power. Light. Electric roller door.

### FRONT GARDEN

Hedge to front and fencing to side. Laid mainly to lawn with flower beds. Driveway for up to three cars leads to the garage and the front door. Side access for garden.

### REAR GARDEN

A really special garden with a patio seating area directly outside the rear of the property. The garden pathways leads up through the tiered garden with a mature and eclectic mix of trees and shrubs. The top of the garden offer a tranquil place to be with some of the most beautiful views on offers.

## 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 F. 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 Gas. Electric. Mains water and sewerage Broadband Ultrafast 1000mps Source Ofcom Mobile phone EE limited Three, O2, Vodaphone likely Located within a conservation area.

