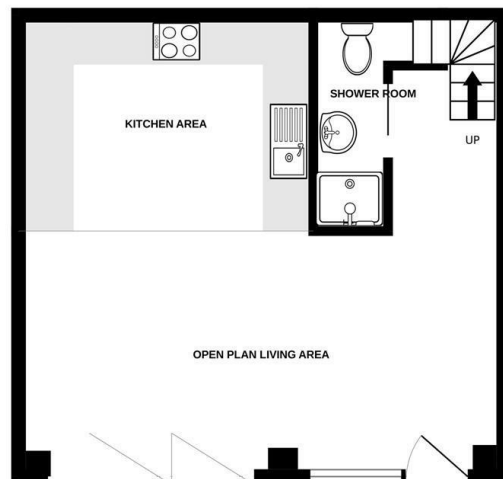


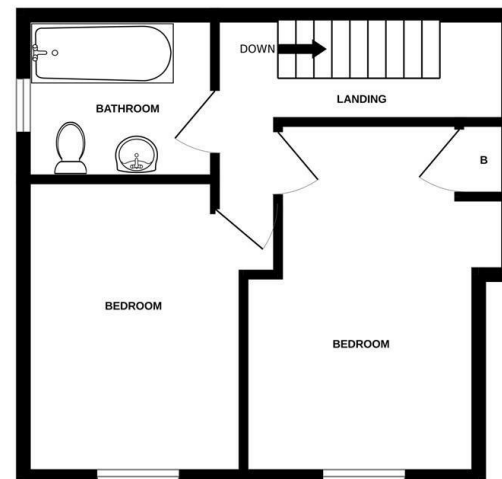
489 Bath Road, Salford, Bristol, BS31 3BA
Tel: 01225 400400 email: salford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Rosie Cottage The Shallows, Salford, BS31 3DA



Price Guide £450,000

A lovely contemporary semi detached home on the edge of Salford with a low maintenance garden and presented to a high standard.

- Forming part of a small luxury development of 3 homes in a private setting
- Close to Salford Marina with good access to Bristol & Bath
- Perfect lock up and leave "bolt hole", retirement retreat or holiday home
- Stylish open plan living with a high quality finish
- Living and dining area with well appointed kitchen
- Extensively glazed across the front on the ground floor
- Ground floor shower room
- 2 bedrooms and bathroom
- Generous enclosed level garden designed for easy maintenance
- Private gated driveway approach with allocated parking spaces

Rosie Cottage The Shallows, Saltford, BS31 3DA

Welcome to this charming semi-detached contemporary cottage located in Saltford close to the Marina and riverside walks. This delightful property boasts a modern open plan living style, perfect for those who appreciate a seamless flow between spaces. The living area with kitchen opens directly onto the garden. There are two bedrooms, a shower room and bathroom, allowing this home offers both comfort and convenience.

Situated just 4.5 miles from the historic city of Bath and 8 miles from the vibrant city of Bristol, this location provides the best of both worlds - a village retreat with easy access to bustling city life.

The property features a high-quality finish throughout, ensuring a touch of luxury in every corner. The generous low maintenance garden is ideal for relaxing outdoors or entertaining guests on warm summer days.

Whether you're looking for a countryside escape or a stylish home near vibrant cities, this cottage offers the perfect blend of comfort, convenience, and quality.

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

OPEN PLAN LIVING AREA 5.94m x 5.64m (19'5" x 18'6")

LIVING & DINING AREA

Full height Bi fold doors, windows and glass panel door allows light to flood the whole area. Entry phone for main gate. Laminate flooring. Two vertical modern designer radiators. Staircase to first floor.

KITCHEN AREA

High gloss white minimalistic wall units matching base comprising cupboards and drawer units. Quartz work tops and upstands with under unit lighting. Inset stainless steel sink with mixer tap. The clean cut style is complemented by a built in under counter fridge, freezer, slimline dishwasher and washer dryer. Further built in appliances include a ceramic hob, electric oven, stainless steel cooker hood and microwave. Ceiling spot lights.

SHOWER ROOM

Sliding door for access. Toilet and basin with tiled splashback. electric wall mounted black radiator. rainfall shower with glass sliding door. Stone effect finish to the walls with clever shelves for toiletries.

FIRST FLOOR

LANDING

There are attractive sloping ceilings and roof lines on the first floor.

BEDROOM 1 4.14m x 2.62m (13'6" x 8'7")

Double glazed window with front aspect. Electric radiator. Cupboard with hot water tank.

BEDROOM 2 3.43m x 3.12m (11'3" x 10'2")

Double glazed window. Electric radiator.

BATHROOM

Bath with a mixer tap, separate shower attachment and tiled splashback walls and an inset shelf. Vanity sink with a mixer tap and matching tiled splashback. WC. Double glazed frosted window.

APPROACH

The property is approached from The Shallows through an electric gate on a private driveway over which it has a right of way with two allocated parking spaces close to the cottage

GARDEN

A delightful low maintenance garden with artificial grass and high level fencing with a gated access offering privacy. Outside the property is a patio area ideal to make the most of the bifold doors on the property and alfresco dining.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is B. 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

The property has a right of way across a shared private driveway with an electric gate. There will be a charge for a share of the electricity and maintenance (20% of cost).

Electric heating and a private drainage system (installed in 2020).

