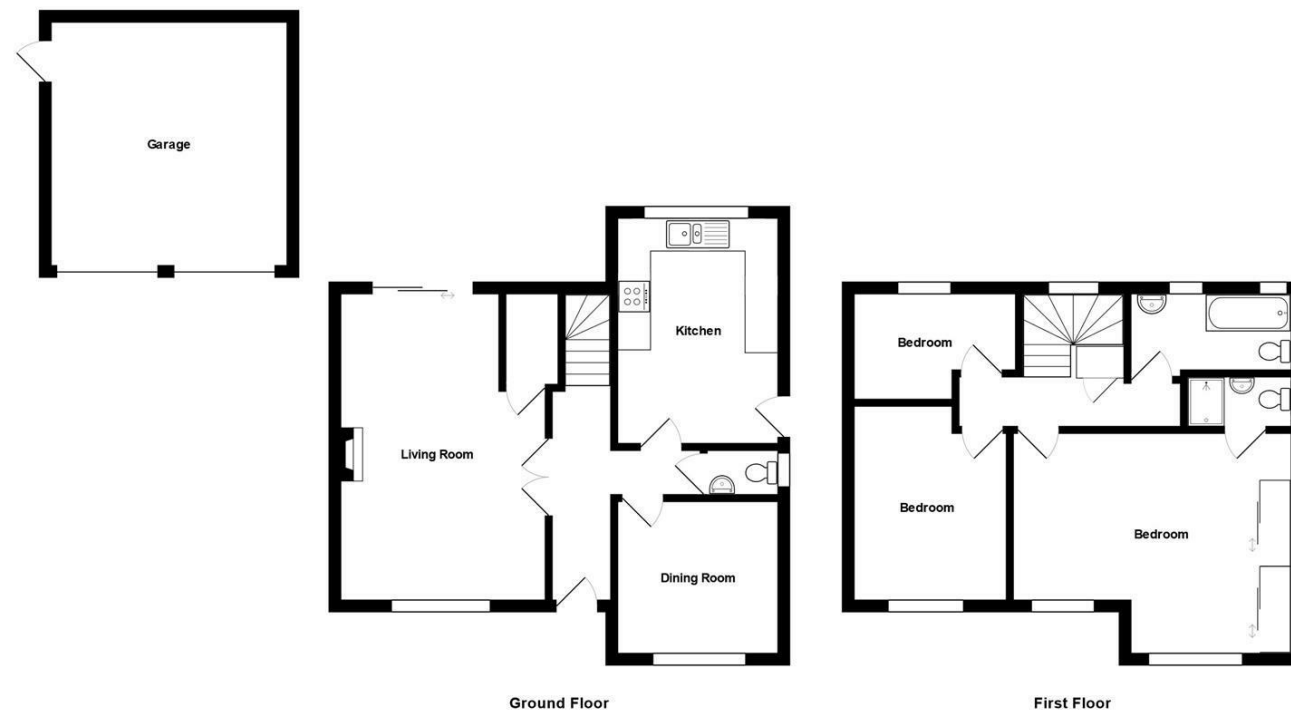


489 Bath Road, Salford, Bristol, BS31 3BA  
Tel: 01225 400400 email: [salford@daviesandway.com](mailto:salford@daviesandway.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 104.1 m<sup>2</sup> ... 1120 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only.

24 Montague Road, Salford, Bristol, BS31 3LA



Price Guide £525,000

A modern detached house dating from the 1980's in an enviable location on the village edge with a southerly facing rear garden.

- Available with no upward sales chain & in need of modernisation
- Originally 4 bedrooms, reconfigured to 3
- Entrance hall & cloak with wc
- Sitting room
- Dining room
- Kitchen/breakfast room
- 3 Bedrooms
- En suite shower to main bedroom & family bathroom
- Detached double garage & extensive driveway parking
- Good size mature south facing rear garden



# 24 Montague Road, Saltford, Bristol, BS31 3LA

The property comprises a detached house dating from the 1980s originally constructed by Unit Homes. The property is for sale to close an estate and available with no onward sales chain and would benefit from updating and general refurbishment. It has huge potential with scope for extension, subject to necessary consents being obtained.

The property enjoys a sought after location on Montague Road on the village fringe close to open countryside and with a south facing rear garden. Further benefits are the extensive gravelled driveway parking and detached double garage.

On the ground floor, the property is approached through an entrance hall and has a downstairs wc, two separate reception rooms and an extended kitchen/breakfast room. The first floor has three bedrooms with an en suite shower room to the main bedroom and a family bathroom. This style of house was originally designed with four bedrooms but the reconfiguration provides a particularly large main bedroom.

On the outside, there is an open plan garden to the front, a good size south facing rear garden, detached double garage and driveway.

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

### CANOPIED ENTRANCE PORCH

### ENTRANCE HALL

Staircase to first floor, radiator.

### CLOAK/WC

WC and wash basin with tiled splashback. Window to side aspect, radiator.

### SITTING ROOM 5.75m x 3.83m (18'10" x 12'6")

Double glazed bow window to front aspect, sliding double glazed patio door leading to rear garden. Glazed double doors to hallway. Fireplace with living flame gas fire, understairs cupboard (included in measurements).

### KITCHEN 4.20m x 3.0m (13'9" x 9'10")

Double glazed door to side aspect and window overlooking the rear garden. Fitted wall and floor units providing drawer and cupboard storage space with rolled edge worksurfaces and tiled surrounds. Inset sink, built in double oven, hob and hood, radiator, wall mounted Baxi gas fired boiler.

### DINING ROOM 3.0m x 2.83m (9'10" x 9'3")

Double glazed window to front aspect, radiator.

## FIRST FLOOR

### LANDING

Window to rear aspect at half landing level, access to roof space, cupboard with hot water cylinder.

### BEDROOM 5.21m x 3.95m reducing to 3.0m (17'1" x 12'11" reducing to 9'10")

Two double glazed windows to front aspect, two radiators, built in wardrobe (included in measurements).

### EN SUITE SHOWER ROOM

Window to side aspect, wc, wash basin and shower tray with thermostatic shower head.

### BEDROOM 3.61m x 2.85m (11'10" x 9'4")

Double glazed window to front aspect, radiator.

### BEDROOM 2.98m x 2.03m (9'9" x 6'7")

Window overlooking the rear garden, radiator.

### BATHROOM 2.78m x 1.52m (9'1" x 4'11")

Two windows overlooking the rear aspect. Suite of bath, wc and wash basin with tiled surrounds. Radiator.

## OUTSIDE

### FRONT GARDEN

Open plan laid to lawn with a rose bed and apple trees.

### EXTENSIVE DRIVEWAY

To the side of the property is a double width driveway laid to gravel providing ample off street parking and the approach to the double garage.

### DETACHED DOUBLE GARAGE 4.74m x 4.90m (15'6" x 16'0")

Twin up and over entrance doors, window to rear aspect, personal door to garden. Power and light connected.

### SOUTH FACING REAR GARDEN approximately 17m deep x 15m wide (approximately 55'9" deep x 49'2" wide)

The garden is of good size, laid to lawn with shrub borders and a number of mature trees. An outside tap is provided.

### 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.

### ADDITIONAL INFORMATION

The property is being sold to close an estate. We have been unable to do our usual level of due diligence as the accuracy of these particulars. Any particular matters of concern to buyers should be raised with the agent prior to making an offer.

All mains services connected.

Ultrafast broadband (1000Mbps) available. Source - Ofcom.

Mobile coverage likely available externally via EE, O2, Vodafone & Three. Coverage internally is limited via Three & Vodafone but likely via EE and O2. Source - Ofcom.

