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



Price Guide £650,000

A very well presented Victorian terraced villa on The Shallows, a riverside location, next to Salford Marina. Good space here for a family, matured gardens and some great views across the river towards Kelston Roundhill and surrounding countryside

- 1685 sqft of accommodation set across 3 floors brimming with Victorian character. ▪ Sensitively modernised & tastefully presented. ▪ Two reception rooms ▪ Kitchen/breakfast room ▪ 4 Bedrooms ▪ Luxury bathrooms (one ensuite) ▪ Wonderful views in a sought after location ▪ Close to Riverside & marina ▪ Attractive mature gardens ▪ Residents permit controlled parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



2ND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 1685sq.ft. (156.5 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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# Clevedale The Shallows, Saltford, Bristol, BS31 3EX

Clevedale, is an exemplary example of a Victorian villa that has many retained features whilst being sensitively upgraded for today's modern lifestyles. There is space for a growing family and home office options here and the property feels very welcoming, a place to enjoy.

The location of this property is wonderful. A key aspect of the lifestyle on offer near the riverside, with the marina and waterside living. The views across towards Kelston Roundhill, Bath and beyond are magnificent, especially in the early morning and evenings.

Features include exposed wooden floorboards and raw column retro radiators, ceiling corning and striped internal doors. The living room has a large bay with sash windows from which to enjoy the views and a focal fireplace. The dining room is snug and excellent for entertaining, linking into the kitchen area and hallway. The kitchen breakfast room is generous in size with modern units and a range of built in appliances.

The first floor provides three bedrooms, the main bedroom enjoys beautiful views and opening the sash windows will allow you to hear the enjoyment of riverside living in the summer months. The bathroom is splendid with a four piece suite matching in style to the period, including a roll top claw foot bath.

The second floor could be the main bedroom, with an en-suite bathroom and plenty of storage and views.

The rear garden is mature and we love that it is landscaped into sections, offering privacy, shelter, openness and views. There are different seating areas to enjoy, lawn, vegetable beds, flowers and shrubs. The front garden stretches out with a lawn, stone wall to the front and the diamond block pathway leading into the property.

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

## GROUND FLOOR

### HALLWAY

Entrance door with glazed fan light above, corniced ceiling, electrics box cupboard, stairs to the first floor, understairs storage cupboard with wall mounted wash hand basin, raw column radiator and varnished wooden floorboards.

### LIVING ROOM 5.18m to bay x 3.98m (16'11" to bay x 13'0" )

Double glazed sash bay window to the front aspect with views across the River Avon, corniced ceiling, feature fireplace with wooden surround, Victorian style inset, stone hearth and coal effect gas fire, bespoke fitted alcove storage cupboards with shelving by Apple joinery, raw column radiator and varnished wooden floorboards.

### DINING ROOM 3.69m x 3.64m (12'1" x 11'11" )

Glazed double doors into the kitchen/breakfast room, corniced ceiling with a ceiling rose, raw column radiator and varnished wooden floorboards.

### KITCHEN/BREAKFAST ROOM 5.34m x 2.83m (17'6" x 9'3" )

Double glazed french doors to the garden, double glazed window to rear aspect with a double glazed skylight window. There are recessed spot lights and a good range of modern wall and base units with wooden work surfaces, tiled splash backs and kick board lighting. Inset Belfast style sink with a mixer tap over. There is a good range of integral appliances including an AEG induction hob with an extractor hood, two AEG electric ovens, dishwasher, fridge/freezer and a washing machine. Wood flooring.

## FIRST FLOOR

### LANDING

Split level with stairs leading up to the second floor. Dado rail.

### BEDROOM 5.05m into bay x 3.66m (16'6" into bay x 12'0" )

Double glazed sash bay window with views to the front aspect, picture rail, two fitted double wardrobes (included in measurements). Radiator.

### BEDROOM 3.71m x 3.36m (12'2" x 11'0" )

Double glazed sash window to the rear aspect, picture rail, two cupboards, one housing a recently replaced Vaillant gas boiler the other for storage space. Radiator.

### BEDROOM 3.19m x 1.70m (10'5" x 5'6" )

Double glazed sash window to the front aspect with views, picture rail, storage cupboard, radiator.

### BATHROOM 2.78m x 2.64m (9'1" x 8'7" )

Double glazed sash window to the rear aspect. White suite with chrome finished fittings comprising a roll top claw foot bath with a shower attachment, pedestal wash hand basin with towel rail, low level WC, corner shower cubicle with tiled walls and a mixer shower. Heated towel rail and vinyl flooring.

## SECOND FLOOR

### BEDROOM 4.37m x 5.46m to max reducing to 3.4m (14'4" x 17'10" to max reducing to 11'11" )

Double glazed dormer window to the front aspect with views and a double glazed skylight window. Good range of fitted wardrobes to the front and side of the room with an area of eaves storage at the rear. Chrome finished radiator.

### EN-SUITE BATHROOM

Included in bedroom measurement. Exposed wooden beam, partially tiled walls, heated towel rail and vinyl flooring. White suite with chrome finished fittings comprising a bath with shower attachment, low level WC with concealed cistern and a vanity unit with wash hand basin.

## EXTERNALLY

### REAR GARDEN

The rear garden has a wooden fence border with a side access gate. The garden is landscaped in terraces and offers a variety of areas to sit as well as different textures and places to enjoy. The terrace immediately accessed from the kitchen/breakfast room has a stone patio with an outside tap, there are steps with railings leading to the next area. Here you will enjoy privacy and shelter from the elements. The next area up a few steps has another patio area with a railed edge proving another area to sit whilst looking up and down the garden. Further up there is a raised vegetable bed, lawn area and a further seating area with wood chippings. At the top is a hard standing with a shed and here you can enjoy the best views towards Kelston and the marina. The garden borders have shrubs, flowers, herbs and a variety of fruit trees.

### FRONT GARDEN

A stone wall to the front and side with a hedge border to the other, laid to lawn with a patio area which is great for sitting in the sunshine, alongside the diamond pathway leading to the front door.

### PERMIT PARKING

Parking Permits for residents of The Shallows. Now based on engine size of vehicle but approx cost for single occupancy approx £110.00 per annum. additional cars £140.00 approx per annum. More information on mi permit B&NES.

### TENURE

Freehold

### COUNCIL TAX BAND

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

All mains services are available and connected. The second floor attic bedroom is a very longstanding conversion for which an indemnity policy rather than building regulations will be provided. Ultrafast 1000mbps broadband available. Source - Ofcom. Mobile availability via EE, Vodafone, O2 and Three likely available. Source - Ofcom.

