



Total Area: 88.3 m<sup>2</sup> ... 950 ft<sup>2</sup> (excluding store)  
All measurements are approximate and for display purposes only.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Kelston View Mead Lane, Saltford, Bristol, BS31 3EP



Price Guide £575,000

A double fronted semi detached cottage set in a large garden with views across the River Avon and surrounding countryside.

- Available with no upward sales chain.
- Attractive double fronted façade
- Unlisted and not in a Conservation Area but within greenbelt with huge potential for extension (subject to necessary consents)
- Fine semi elevated location with views across the River Avon and countryside towards Kelston Roundhill
- 2 Reception rooms
- Kitchen, ground floor bathroom & Cloak/WC
- 3 Bedrooms
- Attached workshop/store
- Large gardens to front, side & rear
- Off street parking

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## Kelston View Mead Lane, Saltford, Bristol, BS31 3EP

Kelston View is a most attractive double fronted semi detached cottage which has been in the same family ownership for around 70 years and now comes to the market with scope for refurbishment and with enormous potential for improvement and extension, subject to necessary consents. The property enjoys an idyllic semi elevated location on Mead Lane close to the Bristol-Bath cycle track and the Bird in Hand pub with views across the River Avon towards Kelston Roundhill and surrounding countryside.

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

#### ENTRANCE HALL

Staircase rising to first floor.

#### SITTING ROOM 4.33m x 4.36m (14'2" x 14'3")

Double glazed window to front aspect, radiator.

#### DINING ROOM 4.32m x 3.64m (14'2" x 11'11")

Double glazed bay window to front aspect, radiator, Victorian fireplace with built in alcove dresser. Understairs storage cupboard (excluded from measurements).

#### KITCHEN 3.53m x 2.47m (11'6" x 8'1")

Windows overlooking the rear aspect, obsolete fitted units, stainless steel single drainer sink unit.

#### REAR LOBBY

Wall mounted gas fired combination boiler. Double glazed door to outside.

#### CLOAK/WC

#### BATHROOM

Window to rear aspect, obsolete fittings of bath and wash basin. Heated towel rail and radiator. Fully tiled walls.

#### ATTACHED WORKSHOP/STORE 7.52m x 2.72m reducing to 1.63m and tapering (24'8" x 8'11" reducing to 5'4" and tapering)

This is in two rooms accessed from the kitchen with a door to the front of the building and a window at the rear.

### FIRST FLOOR

### LANDING

#### BEDROOM 4.31m x 3.37m (14'1" x 11'0")

Window to front aspect, radiator, built in wardrobes (included in measurements).

#### BEDROOM 4.31m x 2.45m (14'1" x 8'0")

Double glazed window to front aspect. Victorian fireplace. Radiator.

#### BEDROOM 3.50m x 2.08m reducing to 1.18m (11'5" x 6'9" reducing to 3'10")

Double glazed window to front aspect, radiator.

### OUTSIDE

The property is semi elevated above Mead Lane with a good size front garden and pedestrian pathway leading to the front door with an area of rear garden laid to lawn with shrubs and hedging. The bulk of the garden is to the side laid to lawn with a vegetable plot. A gated access leads from Avon Lane to a gravelled parking area.

### TENURE

Is understood to be freehold. The title to part of the property is unregistered.

### 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 D . 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 all main services connected. The boundary towards Avon Lane is presently unmarked. A temporary fence is in place indicating the boundary line. It will be the responsibility of the purchaser to fence this boundary within 6 months of completion to a standard and style to be agreed with the sellers.

