



6 SALMON MEAD
WHTCHURCH
BRISTOL
BS14 0FL
£90,000

No Onward Chain. Offered to the market on a shared ownership basis with 50% available to purchase, this top floor apartment is the perfect first time purchase, particularly those currently residing in the area. Minimal management charges, a low council tax band and an highly efficient energy rating all combine to provide low monthly running costs.

This purpose built flat was constructed circa 2019 and benefits its own private entrance and driveway providing off street parking for one vehicle. Located within a small cul-de-sac on the fringes of Whitchurch village, this modern development is surrounded by beautiful open countryside with handy public transport links into Bristol on offer, with the nearest bus stop only a short walk away.

Internally the contemporary accommodation is generous in nature and bathed in natural light with both the living room and the bedroom benefitting dual aspect windows. Entrance to the property is via a Upvc entrance door leading to the lobby with stairs leading to the first floor. A welcoming landing provides access to all rooms whilst a double storage cupboard conveniently houses the washing machine. The living room is positioned to the front and side of the building and is of an open plan nature. The fitted kitchen comprises a large selection of built in wall and base units and currently houses the gas combination boiler. Furthermore space is available for a comfortable lounge and dining area. The bedroom, a lovely sized double bedroom can be found to the rear of the building with double glazed windows to the side and rear aspects. The bathroom completes the accommodation and comprises a modern, three piece white suite.

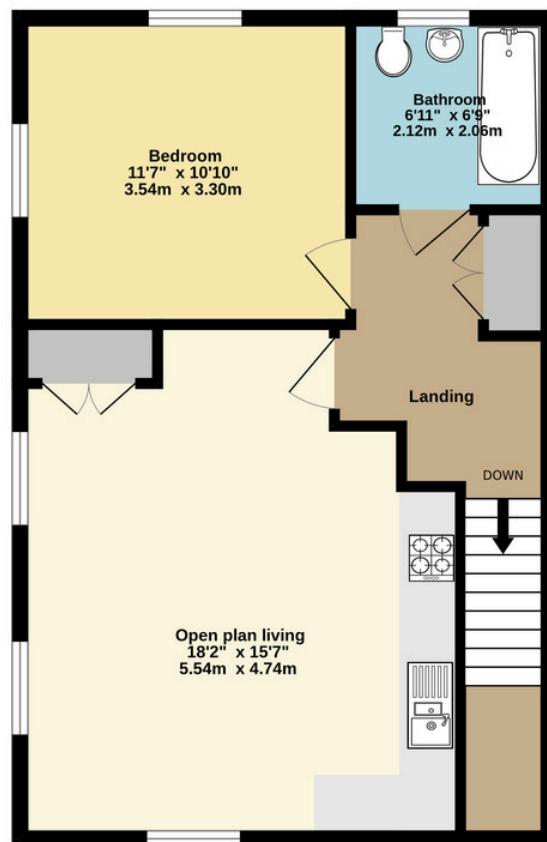
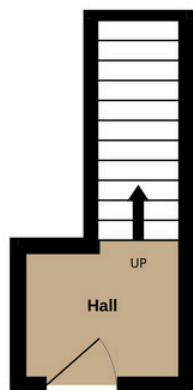
The apartment offers an array of storage options, with the utility cupboard in the hallway and a further double cupboard in the lounge. Being top floor, the loft space provides even further storage options. Externally the lawned area to the front aspect is private to this lovely apartment. A must view!





Ground Floor
57 sq.ft. (5.3 sq.m.) approx.

First Floor
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.8 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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Energy performance certificate (EPC)

6, Salmon Mead Whitchurch BRISTOL BS14 0FL	Energy rating B	Valid until:	6 March 2029
		Certificate number:	0765-3833-7079-9201-7055

Property type	Top-floor maisonette
Total floor area	55 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

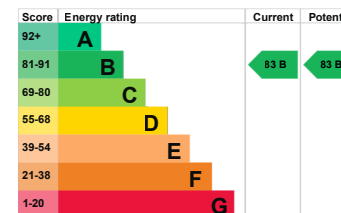
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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