



## 30 Montague Road, Bristol, BS31 3LA

### Offers Over £650,000

Positioned on the charming Montague Road in Saltford, this detached family home is a true gem waiting to be discovered. Boasting four reception rooms and four generously sized bedrooms, this property offers ample space for comfortable living. As you step inside, you'll find a well-maintained interior that presents a perfect canvas for your personal touch. With a bit of modernisation, this house has the potential to be transformed into your dream home. The uPVC double glazing and gas fired central heating ensure both comfort and energy efficiency.

One of the highlights of this property is the delightful conservatory at the rear, providing a tranquil space to relax and unwind. The master bedroom comes with en suite facilities, adding a touch of luxury to everyday living. Outside, a private south-facing rear garden awaits, offering a peaceful retreat with picturesque views of the surrounding countryside. Parking will never be an issue with space for a couple of vehicles and a single garage.

Located in a sought-after area of Saltford, you'll be within easy reach of local shops, amenities, and the esteemed Wellsway School in Keynsham. Whether you're looking to settle into a family-friendly neighbourhood or simply seeking a peaceful abode, this property ticks all the boxes. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful home.



Entrance via uPVC obscured double glazed front door into

### Hallway



uPVC double glazed window to side aspect, double radiator, coving, understairs storage cupboard, doors to

### Downstairs W/C



Obscured uPVC double glazed window to front aspect, low level w/c, wash hand basin with mixer tap over and storage cupboard beneath, tiled flooring, fully tiled, chrome heated towel rail.

### Kitchen

12'7" x 10'5" (3.86 x 3.20)



uPVC double glazed windows to front aspect, uPVC double glazed pedestrian door to side aspect, double radiator, a range of wall and floor units with work surface over, 1 1/4 bowl sink drier units with mixer taps over, tiled splashbacks, under unit lighting, 4 ring gas hob with oven and grill beneath and extractor hood with light over, space and plumbing for automatic washing machine, integrated full sized Neff dishwasher, integrated fridge, space for microwave, opening to

### Dining Room

11'1" x 11'1" (3.39 x 3.38)



uPVC double glazed French doors giving access to the conservatory, coving, double radiator, opening to

### Sitting Room

18'6" x 12'11" (5.66 x 3.96)



uPVC sliding patio doors to patio and rear garden,

coving, wall lights, single radiator, double radiator, living flame gas fire with stone surround, hearth and mantel over.

### Conservatory

14'5" x 12'2" (4.40 x 3.71)



uPVC double glazed windows to rear garden, pedestrian door giving access to patio, polycarbonate roof, central ceiling fan with light, tiled flooring, 2 double radiators.

### Office

17'2" x 7'9" (5.25 x 2.38)

uPVC double glazed window to front aspect, coving, further door and step down into

### Single Garage

17'1" x 8'3" (5.23 x 2.54)

Metal up and over door, space for further white goods, access to loft space, door and window to rear aspect.

### First Floor Landing

Access to loft space, airing cupboard with wooden shelving for linen and housing hot water tank, doors to

### Master Bedroom

14'2" x 10'11" (4.33 x 3.34)



uPVC double glazed window to rear aspect enjoying pleasant views over nearby countryside, single radiator, good selection of built in wardrobes, drawers and bedside cabinets and shelving, door to

### En Suite



Obscured uPVC double glazed window to front aspect, suite comprising low level w/c, wash hand basin with chrome mixer taps over and storage beneath, fully tiled shower cubicle with hinged glazed door and electric Triton shower over, fully tiled, tiled flooring, chrome heated towel rail.



### Bedroom Two

11'5" x 10'3" (3.49 x 3.14)



uPVC double glazed window to rear aspect enjoying pleasant south facing views over the countryside, single radiator, space for freestanding wardrobes.

### Bedroom Three

18'2" x 8'4" (5.54 x 2.55)



uPVC double glazed window to front aspect, single radiator, storage cupboard with hanging rail.

### Bedroom Four

10'2" x 6'11" (3.12 x 2.11)



uPVC double glazed window to rear aspect enjoying pleasant views over countryside, single radiator.

### Family Bathroom

8'2" x 5'6" (2.50 x 1.69)



Obscured uPVC double glazed window to front aspect, suite comprising low level w/c, wash hand basin with chrome mixer taps and storage beneath, p-shaped paneled bath with hinged glazed shower screen and electric Triton shower over, fully tiled, tiled flooring, chrome heated towel rail.

### Outside



The front of the property has a gravel driveway providing off street parking for a couple of vehicles and access to the single garage, a pathway leads to the front door, the remainder is laid mainly to lawn with an established mature Maple tree and border containing plants and shrubs. The south facing rear garden offers a good degree of privacy with a generously sized patio area immediately adjacent to the property ideal for

garden furniture, steps lead up to the remainder of the garden which is laid mainly to lawn with a raised border at the rear with shrubs and a pergola with a mature vine with a small seating area. The rear garden is enclosed mainly by wood panel fencing. There is pedestrian access on one side via a wooden gate.

**Directions**

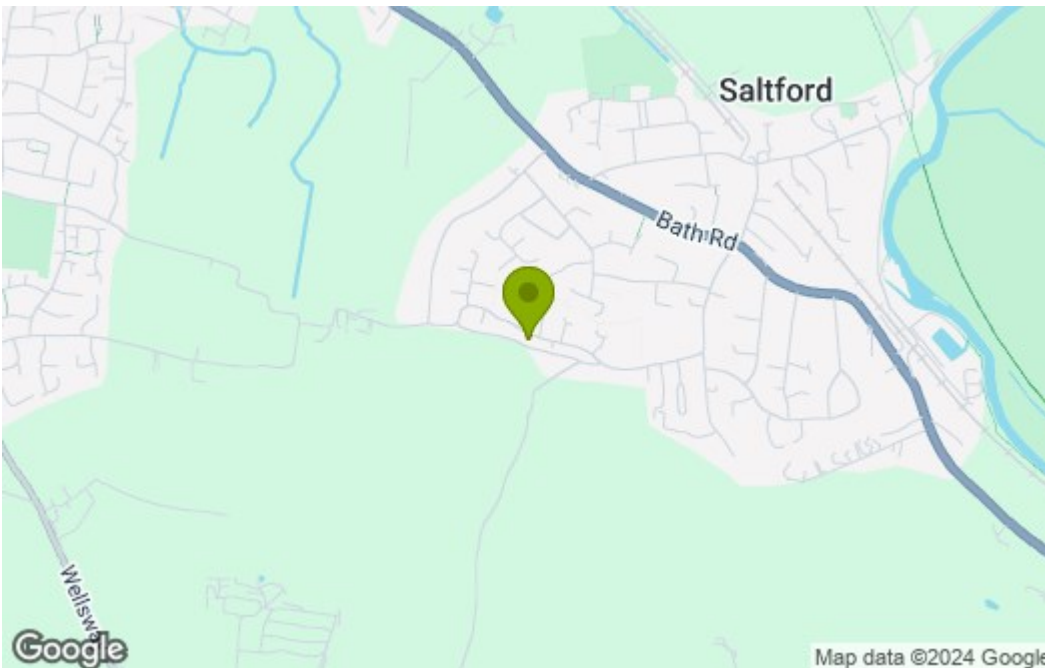
Sat Nav BS31 3LA

# Floor Plan



Total area: approx. 169.4 sq. metres (1823.4 sq. feet)  
**30 Montague Rd, Salford**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	67	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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