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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Total Area: 153.1 m² ... 1648 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Combe Lodge The Folly, Salford, Bristol, BS31 3JW



Price Guide £600,000

A substantial three storey Edwardian semi detached house with sylvan views towards Bath set on a private road on the edge of the village.

- Accommodation arranged across three floors with period features retained
- Set on a good size mature plot with a verandah and balcony both enjoying beautiful views
- Entrance hall & downstairs cloakroom with wc
- Sitting room with wood burning stove
- Kitchen/dining room with french doors to rear terrace. Utility room
- 4 good size bedrooms - main with wet room and balcony
- Family bathroom & further separate wet room
- Parking to the front and two garages
- Mature gardens
- No Onward sales chain. Early possession available.

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Combe Lodge The Folly, Saltford, Bristol, BS31 3JW

Combe Lodge is an attractive Edwardian semi detached house offering accommodation arranged over three floors, set in a sought after private cul de sac on the edge of the village with far reaching sylvan views along the Avon Valley towards the City of Bath. The property was renovated about 20 years ago and has more recently been let for a number of years and is now offered to the market with scope to update and refurbish to individual taste.

On the ground floor the house is approached through an entrance hall with a sitting room to the front which has a wood burning stove and french doors leading to a verandah and a raised terrace overlooking the beautiful views. At the rear, is an open plan kitchen/dining room which spans the full width of the property and has a bay window and double doors leading to a secluded terrace. There is also a utility area and cloakroom on the ground floor.

The first floor has two double bedrooms, the forward facing room has double doors leading to a balcony from which beautiful views can be fully enjoyed. There is also an en suite wet room. The rear facing room has views across the garden. The family bathroom has a Victorian style suite featuring a free standing roll top bath with claw feet. The top floor offers two bedrooms, both are of good proportions, served by a separate wet room.

On the outside the property has parking to the front for 2/3 vehicles with two garages beneath the raised terrace. A pathway leads to the front door and continues to the rear garden which is on three main levels and enjoys a good degree of maturity.

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 comprise (all measurements are approximate)

GROUND FLOOR

Entrance door to

HALLWAY

Window to side aspect, staircase rising to first floor with understairs recess. Radiator.

CLOAK/WC

WC and wash basin. Radiator.

UTILITY AREA 4.32m x 1.03m (14'2" x 3'4")

Windows to side and front aspects. Worcester gas fired boiler with pressurised hot water cylinder. Plumbing for washing machine.

SITTING ROOM 4.67m x 3.47m (15'3" x 11'4")

Bay window to front aspect with french doors to verandah and front garden, enjoying delightful sylvan views. Classical style fire surround with wood burning stove. Corniced ceiling and light rose. Radiator.

KITCHEN/DINING ROOM 5.28m plus recess x 4.17m (5.70m in to bay) (17'3" plus recess x 13'8" (18'8" in to bay))

Sash bay window to rear aspect and sash window to side. French doors leading to the rear terrace. Fitted units with solid wood work tops, inset stainless steel single bowl sink unit with mixer tap, integrated dishwasher, fridge and freezer. The kitchen is in need of refurbishment.

FIRST FLOOR

LANDING

Staircase to second floor. Sash window to side aspect, understairs cupboard.

BEDROOM 4.62m x 3.48m (15'1" x 11'5")

Attractive cast iron fireplace. Radiator. French doors to balcony with beautiful views along the Avon Valley towards Bath and the edge of Saltford Golf Course.

EN SUITE WET ROOM

Tiled floor with drain and fully tiled walls. Suite of wc, wash basin and thermostatic shower. Heated towel rail.

BEDROOM 3.37m x 3.30m (11'0" x 10'9")

Attractive cast iron fireplace, deep built in wardrobe (excluded from measurements). Sash window overlooking the rear garden, radiator.

BATHROOM 4.14m x 2.29m (13'6" x 7'6")

Sash window to rear aspect, radiator. Attractive cast iron fireplace. Tiled floor. Victorian style suite in white comprising roll top bath with claw feet, wc and wash basin.

SECOND FLOOR

LANDING

Two double glazed velux style windows. Radiator.

BEDROOM 4.90m plus recess x 3.63m (16'0" plus recess x 11'10")

Sloping roof line. double glazed window to front aspect with lovely far reaching views, radiator.

WET ROOM

Sloping roof line, double glazed velux style window, fully tiled walls and tiled floor with floor drain. Suite of wc, wash basin and thermostatic shower. Heated towel rail.

BEDROOM 3.35m x 3.33m (10'11" x 10'11")

Sloping roof line. Sash window overlooking rear garden, radiator.

OUTSIDE

FRONT

Off street parking for two - three vehicles.

TWO GARAGES

GARAGE ONE 4.60m x 3.02m (15'1" x 9'10")

With up and over door, power and light.

GARAGE TWO

Information awaited.

To the side of the garages a wrought iron gate leads to steps and a pathway leading to the entrance door which continues to the rear garden.

REAR

Paved terrace immediately to the rear of the property with a metal staircase leading to a further paved area beyond which lies a lawned garden with a more natural area beyond. The garden has great scope for a keen gardener.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is G. 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. local authority. Bath and North East Somerset Broadband. Ultrafast 1000 mps Source Ofcom Mobile phone. good outdoor coverage EE, Three, O2, Vodafone. Source Ofcom

