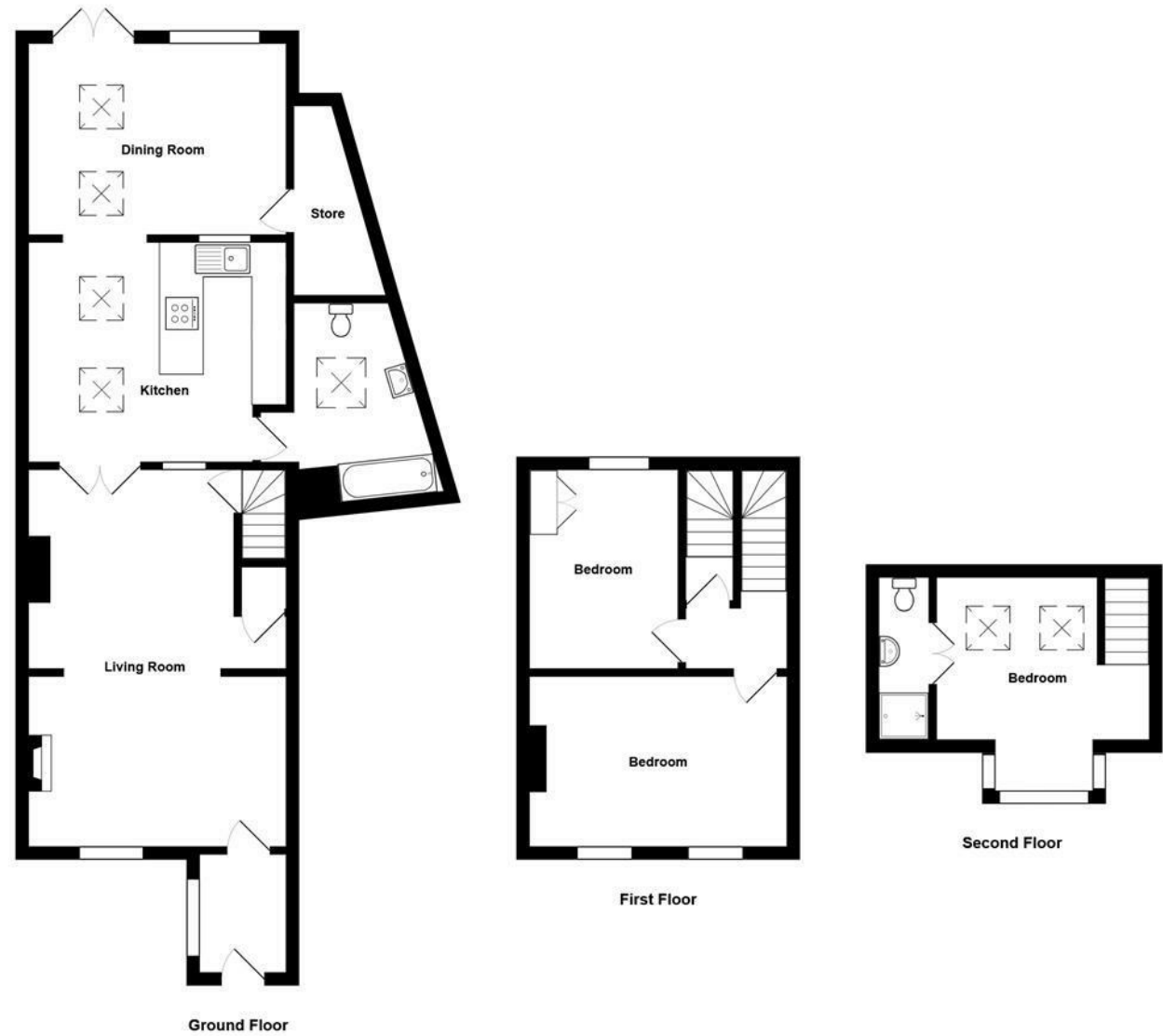


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 128.5 m<sup>2</sup> ... 1383 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.  
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA  
Tel: 01225 400400 email: saltford@daviesandway.com

55 High Street, Saltford, Bristol, BS31 3EJ



£575,000

A delightful and characterful property whilst benefiting from a modern styling makes this a fabulous home in the heart of old town Saltford.

- Wonderful pretty location in the heart of the village
- Spacious and characterful living space
- Wood burner
- Great social space kitchen diner
- Family room to the rear with views of the garden
- The second floor bedroom has beautiful views
- Great rear garden with patio space
- Raised entertainment deck with a bar at the end of the garden
- Well located for the Bristol to Bath cycle path





# 55 High Street, Saltford, Bristol, BS31 3EJ

Nestled in the heart of the charming village of Saltford, Bristol, this delightful three-bedroom house offers a perfect blend of character and modern living. As you step inside, you are greeted by a spacious main living area that exudes warmth and comfort, making it an ideal space for both relaxation and entertaining.

The impressive kitchen diner and family room is a standout feature of the property, providing a wonderful environment for family gatherings and social occasions. This well-designed space is perfect for those who enjoy cooking and dining together, with ample room for a dining table and comfortable seating.

The property boasts three inviting bedrooms, each offering a peaceful retreat at the end of the day. The generous size bathroom is located on the ground floor with a shower room off the top floor bedroom.

Outside, the garden is a true gem, featuring a lovely patio area that is perfect for al fresco dining or simply enjoying the fresh air. The entertainment space at the end of the garden, complete with a bar, is an excellent addition for hosting friends and family during warm summer evenings.

With its charming character and prime location on the High Street, this house is not just a home; it is a lifestyle choice. Enjoy the vibrant community of Saltford, with its local shops and amenities just a stone's throw away. This property is a rare find and is sure to appeal to those seeking a delightful home in a picturesque setting.

## ENTRANCE PORCH 1.71 x 1.53 (5'7" x 5'0")

Entry via a wood door. Vaulted ceiling. Double glazed window to one side and the other side offers hanging space for coats and storage for footwear. Wood door leads to

## SITTING ROOM 6.75 x 4.59 narrows to 3.60 (22'1" x 15'0" narrows to 11'9")

Double glazed window with front aspect. Two traditional style radiators. Wood burner with brick surround, slate hearth and a wood mantle. Character dresser with storage below and an alcove with wood shelves gives the room a lovely warm character feel. Understairs cupboard. Glass doors lead to the

## KITCHEN 3.73 x 4.65 max (12'2" x 15'3" max)

Two roof lights lets light flood into the room. Character wood floors and vinyl in the kitchen area. Part exposed painted stone walls. Traditional radiator. Range of base units with a walnut finish with matching wall units and white quartz worktops which also provides a breakfast bar area. The base units offer a mixture of cupboards and drawers, some deep drawers ideal for pans and useful larder style pull out cupboards offer diverse storage solutions. There are numerous built-in appliances including a dishwasher, Neff hob, two Neff ovens and a larder fridge. There is an opening which leads to

## DINING / FAMILY ROOM 5.09 x 3.32 (16'8" x 10'10")

A lovely spacious room with a vaulted ceiling and the continuation of the wood floors. A large double glazed window lets light flood in as well as the two roof lights and double glazed doors lead to the garden. Exposed painted stone walls adds a touch of further charm to the room. Traditional style radiator.

## BATHROOM 3.65 x 1.89 (11'11" x 6'2")

Impressive roof lantern. Low level toilet and pedestal basin. Wood floors. Large panel bath with a mains water shower over. Part tiled and a heated towel rail. Ceiling spotlights.

## UTILITY / STORE ROOM 3.29 x 1.66 room narrows (10'9" x 5'5" room narrows)

Belfast sink. Space for a fridge freezer and plumbing for a washing machine.

## FIRST FLOOR

## FRONT BEDROOM 4.60 x 2.96 (15'1" x 9'8")

Two double glazed windows with a front aspect. Radiator.

## REAR BEDROOM 3.67 2.59 (12'0" 8'5")

Double glazed window with rear aspect. Radiator and airing cupboard housing the hot water tank.

## TOP FLOOR BEDROOM 3.90 into the dormer narrow to 2.9 x 3.69 max (12'9" into the dormer narrow to 9'6" x 12'1" max)

Two roof lights to the rear and the dormer has wrap around double glazed windows offering stunning views. Part exposed painted stone walls. Eaves storage. Louvre door opens to a shower room.

## SHOWER ROOM 2.70 x 0.78 (8'10" x 2'6")

Shower cubicle with tiled walls and mains water shower. Wall hand basin and a low level toilet.

## OUTSIDE

## FRONT

Steps lead up to a pathway which leads to the front door. The area feels private with a mixture of hedging and shrubs and makes a lovely spot to sit outside and enjoy a glass of wine or a cuppa.

## REAR GARDEN

Directly outside is a secluded patio space ideal for a quiet place to sit and read or for alfresco dining. Steps lead up to the main garden which is laid mainly to lawn with flower borders and the garden is enclosed by fencing. To the rear of the garden is a raised decked area which has a bar ideal for entertaining. There is also a wood insulated garden room (3.5m x 3.5m ) with heating, power and light. For a added touch of luxury and relaxation there is a 5 seater hot tub.

## TENURE

Freehold.

## 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 INFORMATON

Local authority. Bath and North East Somerset Services. All mains services connected Broadband. Ultrafast 1000 mps Source Ofcom Mobile phone signal EE Three O2 Vodafone outside all likely source Ofcom

Property is in a conservation area

