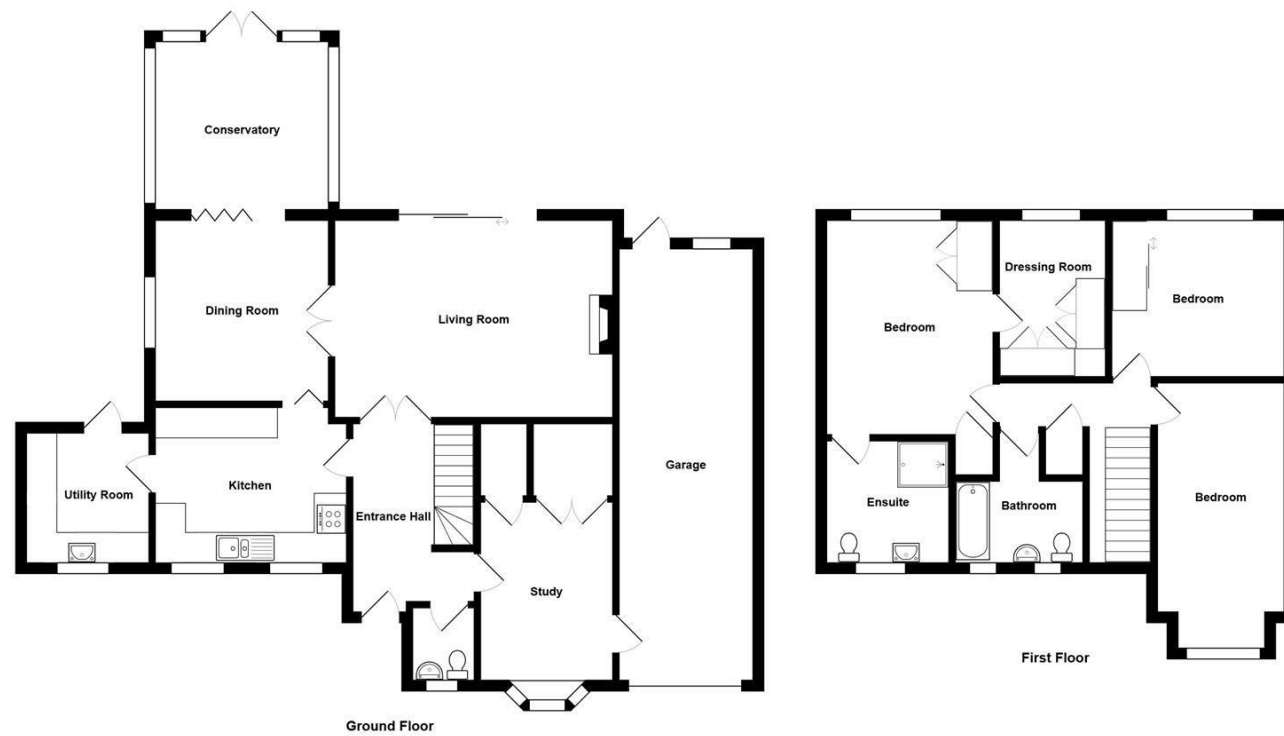


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 164.1 m² ... 1766 ft² (excluding garage)
All measurements are approximate and for display purposes only.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

35 Montague Road, Salford, Bristol, BS31 3LA



Offers In Excess Of £700,000

A well presented modern detached house in a popular location with generous accommodation and a delightful enclosed rear garden.

- Originally four bedrooms, reconfigured to a three bedroom
- Entrance hall & cloakroom
- Modern kitchen with a separate dining room
- Garage and further off street parking
- Delightful enclosed rear garden
- Main bedroom with and ensuite and dressing room
- Three reception rooms
- Utility room
- Conservatory with views over the garden
- Well located for local schools

www.daviesandway.com

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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35 Montague Road, Saltford, Bristol, BS31 3LA

The property comprises a detached home in a popular and sought after location, presented to a high standard throughout, with an enclosed rear garden and excellent access to local schools and the village centre.

The ground floor is approached via an entrance hallway and benefits from a downstairs cloakroom, three reception rooms and a well-presented kitchen. In addition, there is a conservatory overlooking the garden, providing further living space.

To the first floor, there are three bedrooms, including a principal bedroom with ensuite facilities, along with a contemporary family bathroom. The layout was originally designed as a four bedroom home, and one room is currently arranged as a dressing room but could easily be converted back to provide a fourth bedroom if required.

Externally, the property offers a front garden area with a driveway providing parking and access to the garden. To the rear, is a generous enclosed garden featuring fruit trees, attractive seating areas and a low maintenance finish with artificial turf.

Saltford is an excellent strategic location between the cities of Bristol and Bath, offering a range of village amenities and well regarded local schools, including the village primary school and Wellsway in Keynsham. Both Bristol and Bath are within easy reach by road and public transport.

In fuller detail the accommodation comprises (all measurements are approximate):

HALLWAY

Entry is through a two panel glazed front door beneath a covered storm porch. A double glazed side window allows additional natural light to fill the hallway. Features include a coved ceiling and a radiator. A staircase rises to the first floor, with a useful storage cupboard beneath. Two multi-pane glazed doors open into the sitting room.

SITTING ROOM 5.64 x 3.99 (18'6" x 13'1")

Double multi pane glazed doors lead to the dining room and hallway, while double glazed patio doors provide direct access to the garden and allow natural light to flood the room. The ceiling is coved, and there is a feature fireplace with a stone surround, hearth and mantel. Additional features include a television point, wall lights and two radiators.

DINING ROOM 3.43 x 3.41 (11'3" x 11'2")

A double glazed side aspect window provides natural light. Features include a radiator and a coved ceiling. Glazed folding doors lead through to the conservatory.

RECEPTION / OFFICE 3.70 to cupboards x 2.43 (12'1" to cupboards x 7'11")

A double glazed front aspect window provides natural light. There are deep (1.45m) built in cupboards with shelving, including a coats cupboard. A door leads through to the garage.

KITCHEN 3.90 x 3.22 (12'9" x 10'6")

Two double glazed front aspect windows provide plenty of natural light. The kitchen is fitted with a stylish range of modern cream wall and base units with soft close cupboards and drawers, complemented by a pull out spice rack and pull out recycling cupboard. Compact laminate worktops with matching upstands add to the contemporary finish.

There is an inset one and a half bowl stainless steel sink with a mixer tap, along with a selection of integrated appliances including a Neff hob, double oven, microwave, cooker hood, washing machine, dishwasher and a full height larder fridge. Additional features include a kick plate fan heater, breakfast bar, ceiling spotlights, a vertical radiator and vinyl flooring.

UTILITY ROOM 2.63 x 2.45 (8'7" x 8'0")

A double glazed front aspect window provides natural light. The room includes a matching base unit to the kitchen with laminate worktops and a blue tiled splashback. There is a tall larder cupboard, a full height built in freezer, space for a tumble dryer and plumbing for a washing machine. A double glazed door provides access to the garden

CLOAKROOM 1.57 x 1.22 (5'1" x 4'0")

A double glazed frosted window provides natural light while maintaining privacy. The room is fitted with a contemporary all in one vanity sink and an enclosed coupled toilet with a marble-effect top, blue fronted cabinetry and a tiled splashback. The space is finished with tiled flooring and a modern grey radiator.

CONSERVATORY 3.40 x 3.80 (11'1" x 12'5")

Entry is via glass folding doors. The space features double glazed windows set on a dwarf wall, providing an abundance of natural light, along with double glazed doors leading directly to the garden. A glass roof enhances the bright, open feel. Additional features include a power sockets.

LANDING

Loft access is available and there is a useful built in cupboard with shelving for additional storage.

BEDROOM 4.36 x 3.37 (14'3" x 11'0")

A double glazed window with a rear aspect provides natural light. The room features a coved ceiling, radiator and wall lights positioned on either side of the bed space. A door leads to the adjoining dressing room / bedroom 4:

DRESSING ROOM / BEDROOM 4 3.10 x 2.14 (10'2" x 7'0")

Currently arranged as a dressing room, this space was originally Bedroom 4 and could be reinstated as a bedroom if required. It benefits from a range of built in wardrobes providing excellent storage space. Additional features include a coved ceiling and a radiator.

ENSUITE 2.47 x 2.32 (8'1" x 7'7")

A generous and well proportioned room with a double glazed front aspect window providing natural light. The space includes a vanity sink with a white marble effect top and matching splashback, together with a WC. A worktop area has been arranged as a dressing table space.

There is a large glass shower enclosure with a thermostatic controlled shower and sliding glass door entry, finished with aqua boarding within the shower and further half height aqua boarding around the room. The room is completed with tiled flooring and a radiator.

BEDROOM 3.13 x 3.49 (10'3" x 11'5")

A double glazed window with a rear aspect provides natural light. The room features built in wardrobes with sliding mirrored fronts and shelving to one side, offering excellent storage. Additional features include a coved ceiling.

BEDROOM 5.37 x max x 2.57 (17'7" x max x 8'5")

A double glazed front aspect window provides natural light. The room includes a radiator and a useful storage cupboard.

BATHROOM 2.48 x 1.69 (8'1" x 5'6")

A stylish, contemporary bathroom finished to a high standard, featuring a panelled bath with a thermostatic

shower over. There is a wall hung vanity sink with mixer tap and a WC. The room is finished with grey tiled walls and flooring, complemented by a chrome heated towel rail. Additional features include a shaver point and two double glazed frosted windows providing natural light while maintaining privacy.

OUTSIDE

FRONT

A block paved driveway provides parking and access to the garage. To the left is a lawned area with a flower bed planted with mature shrubs. A side gate provides access to the rear garden.

REAR GARDEN

A well presented enclosed rear garden, bordered by fencing and walls and accessible via a side gate. The garden features raised flower beds with mature planting and fruit trees, including an eating apple, Bramley apple and a plum tree.

There are various patio areas providing space to relax or enjoy alfresco dining, along with an additional side patio area for practical use, including a washing line space. A hot and cold tap is also installed, ideal for washing pets after walks. The majority of the garden is laid to artificial turf, offering a low maintenance outdoor space.

GARAGE 8.86 x 2.69 max (29'0" x 8'9" max)

An up and over garage door is complemented by a personal door providing direct access to the house, along with a further door opening directly onto the garden. A rear window provides additional natural light. The garage benefits from power and lighting.

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is F. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

TENURE

Freehold

ADDITIONAL INFORMATION

Local authority: bath and North East Somerset Services. All mains services connected
Mobile phone signal: EE O2 Three Vodafone all good outdoor signal Source Ofcom
Broadband Ultrafast 1000 mps Source Ofcom
The fourth bedroom is currently being used as a Dressing room but could be converted back to give a fourth bedroom

