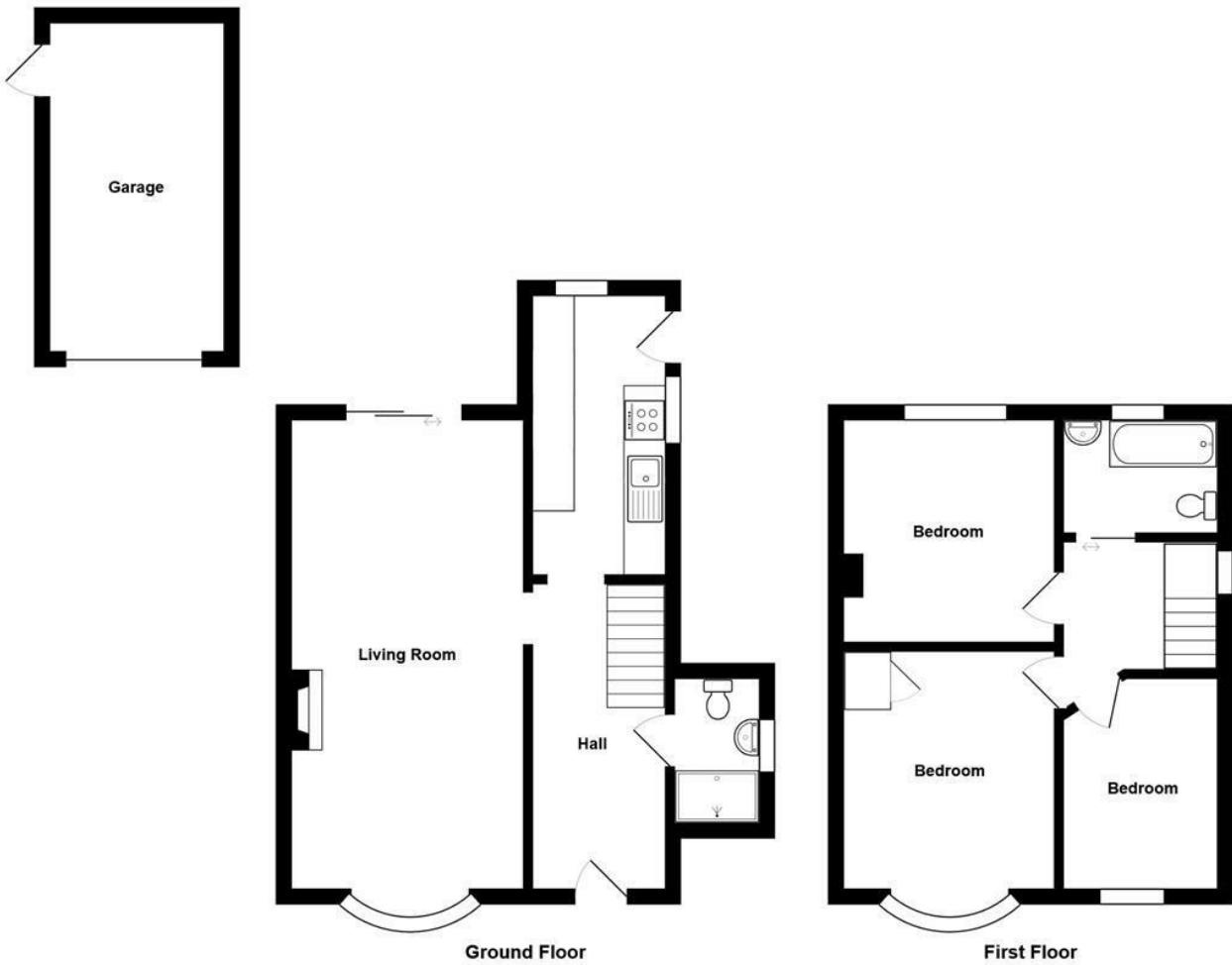


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		



Total Area: 84.0 m² ... 905 ft² (excluding garage)
All measurements are approximate and for display purposes only.

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.
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

32 Manor Road, Saltford, Bristol, BS31 3DN



Auction Guide £375,000

FOR SALE BY LIVE STREAM AUCTION on 25th March 2026 (unless previously sold). A double bay fronted 1930's semi-detached house, in need of repair and refurbishment, set in a large garden.

- Huge potential. Well located on a popular road
- Ripe for extension (subject to consents) in need to repair and improvement
- Entrance hall
- Through lounge/dining room
- Kitchen
- Wet room
- 3 bedrooms
- Bathroom
- Driveway and sectional concrete single garage
- Large overgrown plot



32 Manor Road, Saltford, Bristol, BS31 3DN

The property is to be sold by live steam auction in conjunction with our sister company City & Rural Property Auctions Ltd on the 25th March 2026 (unless previously sold). Extended completion date 8 weeks from the auction date.

A traditional 1930s double bay fronted semi-detached house in need of repair and improvement in a very popular location and set in a large garden. The property is conventionally arranged with an entrance hall leading to a through lounge/dining room, kitchen and wet room downstairs and three bedrooms and bathroom on the first floor. The property is set on a good size plot with a generous width offering great scope for extension (subject to necessary planning consents).

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 comprises (all measurements are approximate):

GROUND FLOOR

Double glazed entrance door to

HALLWAY

Staircase rising to first floor with cupboard beneath. Radiator.

WET ROOM

Double glazed window to side aspect, obsolete fittings of wc, wash basin and shower.

LOUNGE/DINING ROOM 7.45m into bay x 3.41m (24'5" into bay x 11'2")

Double glazed bay window to front aspect and sliding double glazed patio door to rear garden. Gas fire, radiator.

KITCHEN 4.14m x 1.95m (13'6" x 6'4")

Obsolete wall and floor units, stainless steel single drainer sink unit, gas cooker, wall mounted gas boiler. Double glazed windows to rear and side aspects and double glazed door to outside,

FIRST FLOOR

LANDING

Access to roof space, double glazed window to side aspect.

BEDROOM 4.13m into bay x 3.13m (13'6" into bay x 10'3")

Double glazed bay window to front aspect, radiator, airing cupboard with hot water cylinder (included in measurements).

BEDROOM 3.38m x 3.10m (11'1" x 10'2")

Double glazed window to rear aspect, radiator.

BEDROOM 2.53m x 2.29m (8'3" x 7'6")

Double glazed window to front aspect, radiator.

BATHROOM 2.26m x 1.52m (7'4" x 4'11")

Bath, WC and wash basin. Heated towel rail, double glazed window to rear aspect.

OUTSIDE

GARDEN

The gardens are in an overgrown state with a good size area of garden to the front and a driveway leading to a

DETACHED GARAGE

Sectional concrete construction with an asbestos roof (not inspected internally). Items remaining in the garage are included in the sale.

LARGE REAR GARDEN

Backing onto the grounds of Saltford Primary School forming the larger part of the plot, which in total extends to 0.17 acres.

COUNCIL TAX

According to the Valuation Office Agency website, 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.

METHOD OF SALE

The property will be sold by live stream auction (unless previously sold). The sale will take place in conjunction with our sister company City and Rural Property Auctions Ltd on 25th March 2026.

SOLICITORS

Wards Solicitors, 16 High Street, Keynsham, Bristol BS31 1DJ. For the attention of Tom Bowering

GUIDE PRICE

The Guide Price for this lot is £375,000 +++(plus fees)

Guides are provided as an indication of Each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each lot will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

TENURE

Freehold.

ADDITIONAL INFORMATION

Local Authority: Bath & North East Somerset Council.

It is the intention to clear the vast majority of the contents inside the house but any items which remain in the house and particularly in the garage and grounds are included in the sale. The property is being sold on a sold as seen basis.

AUCTION INFORMATION

For Sale by Livestream Auction on Wednesday 25th March 2026 in conjunction with City & Rural Property Auctions. You are advised to visit the auctioneers website for a full breakdown of the fees payable and to view the legal pack. Please note the auctioneers have made their best endeavours to disclose all additional fees. Interested parties should refer to the special conditions of sale contained in the Legal Pack for any late amendments or additions to these fees as well as the auction day addendum sheet prior to bidding.

ADDITIONAL FEES INFORMATION

Please be aware there may be additional fees payable on top of the final sale price. These include and are not limited to administration charges and buyer's premium fees payable on exchange, and disbursements payable on completion. Please ensure you check the property information page on the auctioneers website for a list of any relevant additional fees as well as reading the legal pack for any disbursements.

Additional Fees:

Administration Charge - 0.3% of the purchase price, subject to a minimum of £1,800 inc vat, payable on exchange of contracts.

Search Pack Charge - £450 inc vat, payable on exchange of contracts

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

All fees are payable even if the property is sold prior to auction.

LEGAL PACK

A full auction legal pack can be downloaded from www.cityandruralpropertyauctions.com once available.

For further information on the other lots in this auction please visit the website.

