



**Salcombe Road, Bristol**  
**OIRO £300,000**

Three-bed semi | Freehold

A three-bedroom semi that offers rooms that feel well-proportioned, a level garden that is of a good size and faces south-west (so sunny!), and off-street parking. What's not to like? There's scope to improve the house and add value, too.

Council Tax Band: Band B (£2110.64 per annum 2026/27) (Bristol City Council)  
Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden, Rear Garden  
Electricity supply: Mains  
Heating: Gas Mains  
Water supply: Mains  
Sewerage: Mains

**GROUND FLOOR:**

**Entrance Hall**

Partly double-glazed front door; open-plan staircase rising to first floor; laminate flooring; tall cupboard, with louvre door, housing electricity meter; glazed room doors; double radiator.

**Lounge**

w: 11' 2" x l: 10' 8" (w: 3.4m x l: 3.25m)  
Double-glazed window to front; laminate flooring; radiator.

**Dining Room**

w: 14' 6" x l: 10' 10" (w: 4.42m x l: 3.3m)  
Double-glazed patio doors to rear; fitted coal-effect electric fire on marble-effect plinth; coving; laminate flooring; double radiator; door into...

**Kitchen**

w: 6' 4" x l: 14' 3" (w: 1.93m x l: 4.34m)  
Double-glazed windows to side and rear; range of fitted base and wall units in maple finish, including corner carousel and shelves, with rolled-edge textured dark grey worktops and tiled splashbacks; inset 1½-bowl single-drainer beige sink with mixer tap; gas and electric cooker pts, under integrated hood; space for fridger/freezer; plumbing for washing machine; downlighters; tiled floor; double radiator,

**FIRST FLOOR:**

**Half Landing**

Double-glazed window to side.

**Landing**

Hatch up to loft; built-in linen cupboard with slatted shelves and louvre door.

**Bedroom One**

w: 13' 9" x l: 10' 11" (w: 4.19m x l: 3.33m)  
Double-glazed windows to rear; built-in airing cupboard with Worcester gas-fired combi boiler and slatted shelves; radiator.

**Bedroom Two**

w: 13' x l: 10' 7" (w: 3.96m x l: 3.23m)  
Double-glazed window to front; radiator.

**Bedroom Three**

w: 7' 3" x l: 10' 11" (w: 2.21m x l: 3.33m)  
Double-glazed window to rear; radiator.

**Shower Room**

w: 7' 8" x l: 7' 5" (w: 2.34m x l: 2.26m)  
Frosted double-glazed window to front; white suite, including full-length fitted cabinets with countersunk wash basin and w.c. with concealed cistern; tiled splashbacks; recessed shower cubicle with tiled walls, curtain rail and Mira Advance shower; extractor fan; downlighters; towel rail radiator.

**EXTERNAL:**

**Parking**

Tarmac parking for 2 cars to the front; walled surround; gas meter box; steps up to front door with canopy over; tarmac side path and gate to...

**Rear Garden**

w: 30' x l: 60' (w: 9.14m x l: 18.29m)

South-westerly; full-width paviour patio with raised flower beds; lawn with trees and shrubs; walled surround; outside tap.

**LOCATION:**

Salcombe Road is conveniently situated for local shops and schools, including Knowle Park Primary. Nearby green spaces include Newquay Road Park, with Redcatch Park also within reach. Local bus services provide access towards Bristol city centre, while the nearby A37 and A4174 offer routes across south Bristol and out towards the Somerset countryside.

**GENERAL:**

**Tenure**

Freehold.

**Council Tax Band**

Band B (£2110.64 per annum 2026/27).

**IMPORTANT:**

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

**INTERESTED?**

If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.



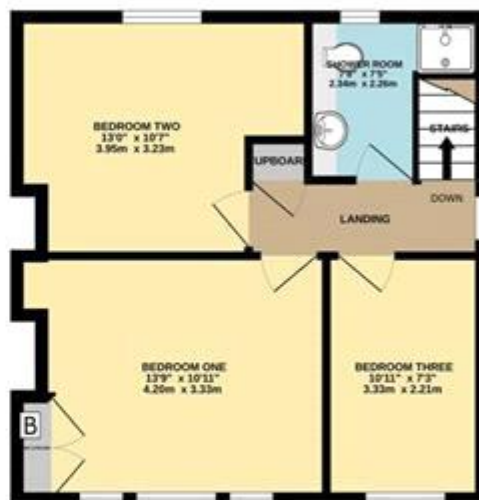
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.

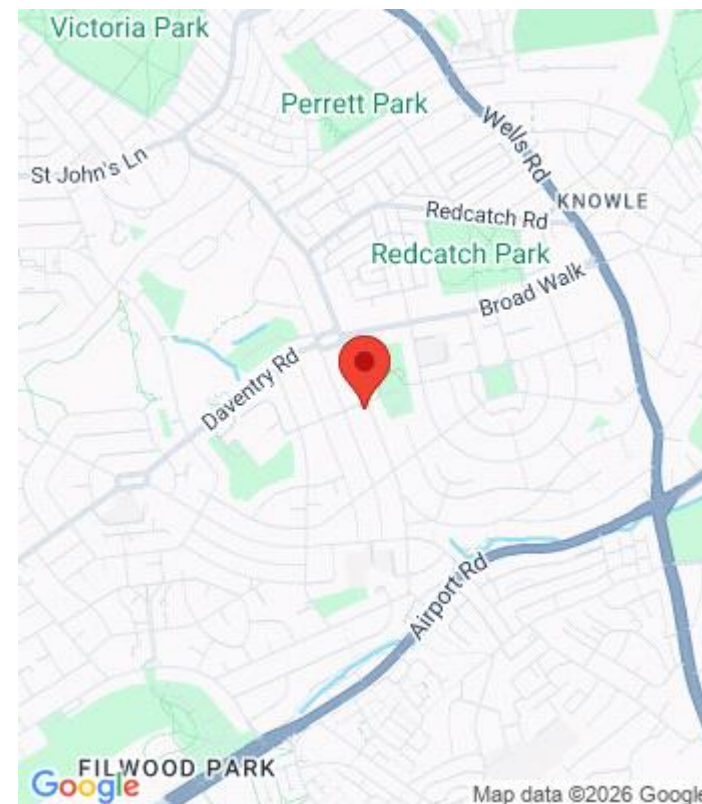


1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metroplan 6/2026



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 62      | 73                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.