



2A BEECH ROAD  
SALTFORD  
BRISTOL  
BS31 3BE  
£575,000

**POSITIONED ON THE POPULAR BEECH ROAD IN THE SOUGHT-AFTER VILLAGE OF SALTFFORD, CAN BE FOUND THIS SIZEABLE THREE BEDROOM SEMI-DETACHED HOME.**

Situated within a short stroll of the desirable Saltford Primary school, this extended home lends itself to family living, benefiting from an impressive open plan ground floor arrangement ideal for family get togethers and entertaining. The sense of space continues to the first floor layout, with the extended accommodation offering three double bedrooms, which is sure to avoid any sibling arguments!

This stylishly presented home welcomes with a large entrance hall, opening up to the bright & spacious family room. The kitchen area is placed to the front aspect, benefiting from a practical breakfast bar ideal for a morning coffee, whilst to the rear the living space can be found, with French doors opening to the rear garden. Completing the ground floor offering is a cloakroom WC & an understairs storage cupboard.

To the first floor, the property benefits from three generous sized double bedrooms, whilst the primary bedroom offers a large storage cupboard, with the space lending itself to an ensuite shower room. A contemporary four piece bathroom with a statement rainfall shower complete the first floor offering. However, for those searching for a home to grow with, this home benefits from a partly converted loft area, offering excellent potential for an additional bedroom or office space. The loft area benefits from stair access from the first floor landing already, lending itself to a conversion.

Externally, this attractive home continues to impress, with the rear garden benefiting from a private aspect, whilst to the front, the driveway offers parking for multiple vehicles.

Saltford Village is perfectly placed between the neighbouring cities of Bath & Bristol, offering a village lifestyle with city benefits. A range of convenient local amenities can be found only a stones throw away from Beech Cottage, whilst peaceful riverside walks along the River Avon are nearby.

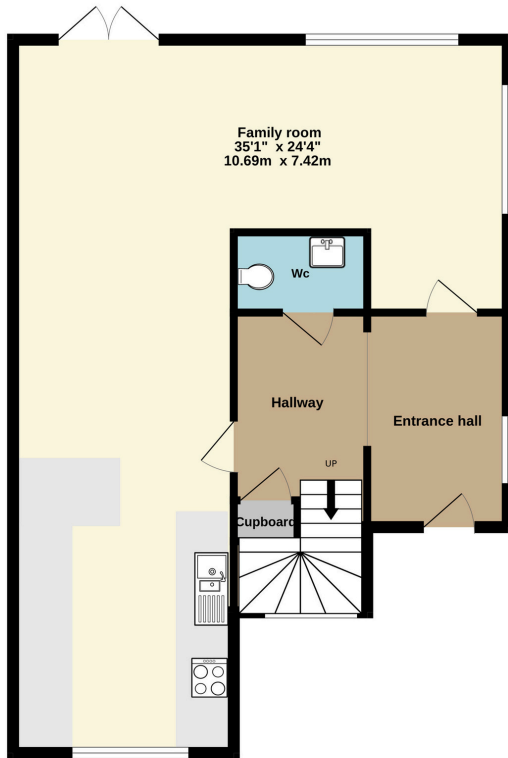
A welcomed addition to the market, and sure to be a popular choice, this attractive family home is simply a must view.



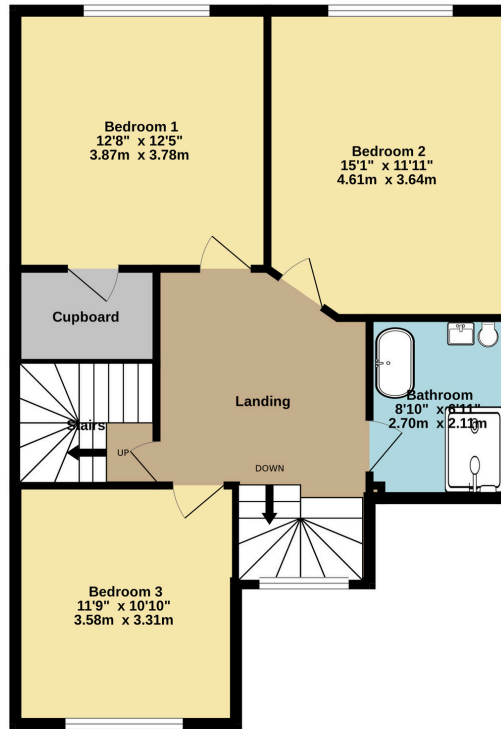




Ground Floor  
732 sq.ft. (68.0 sq.m.) approx.



1st Floor  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 1464 sq.ft. (136.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## Energy performance certificate (EPC)

Beech Cottage 2a Beech Road Saltford BRISTOL BS31 3BE	Energy rating <b>C</b>	Valid until:	7 January 2026
		Certificate number:	8186-7629-4950-0153-3902

Property type Semi-detached house

Total floor area 79 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

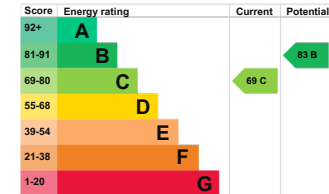
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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