



21A TYNING ROAD
SALTFORD
BRISTOL
BS31 3HL

OFFERS OVER £475,000



GREGORYS
ESTATE AGENTS

POSITIONED ON THE DESIRABLE TYNING ROAD, WITHIN THE SOUGHT-AFTER VILLAGE OF SALT FORD, CAN BE FOUND THIS RECENTLY REFURBISHED TWO BEDROOM BUNGALOW, OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

Having recently undergone a thorough schedule of works, 'Little Cot' an attractive semi-detached home, now enables any new owner to simply move in with ease without needing to lift a finger. The refurbishment of 'Little Cot' has seen no stone left unturned, with the property now benefitting from modern & tasteful decor, whilst also offering upgraded services to include a newly installed newly installed gas combination boiler & radiators, replaced uPVC windows & new guttering.

The property makes an inviting first impression, welcoming with a generous sized front garden, ample driveway parking and a bay fronted facade. Upon entering the property, a sizeable hallway gives access to the entirety of the accommodation, finished with timeless oak doors and wood luxury vinyl flooring. To the front aspect sits a bright & spacious lounge, whilst to the rear can be found an open kitchen/diner, benefitting from a contemporary fitted kitchen, and sliding doors opening onto the impressive rear garden. The bungalow offers two bedrooms, with the primary bedroom being a comfortable double bedroom, whilst the second bedroom lending itself as an ideal study, dressing room, or nursery. Completing the accommodation is a modern three piece shower room, boasting a walk in shower enclosure and fitted vanity bathroom furniture.





'Little Cot' continues to charm with the external offering, particularly the attractive rear garden, mainly laid to lawn, framed by mature borders presented with an array of shrubs & flowers, and enjoys enviable privacy from neighbouring homes. The generous sized plot also lends itself to further extensions (STPP) should any new owner wish to explore the option, whilst the loft space also presents as an option to enlarge the property should this be desired.

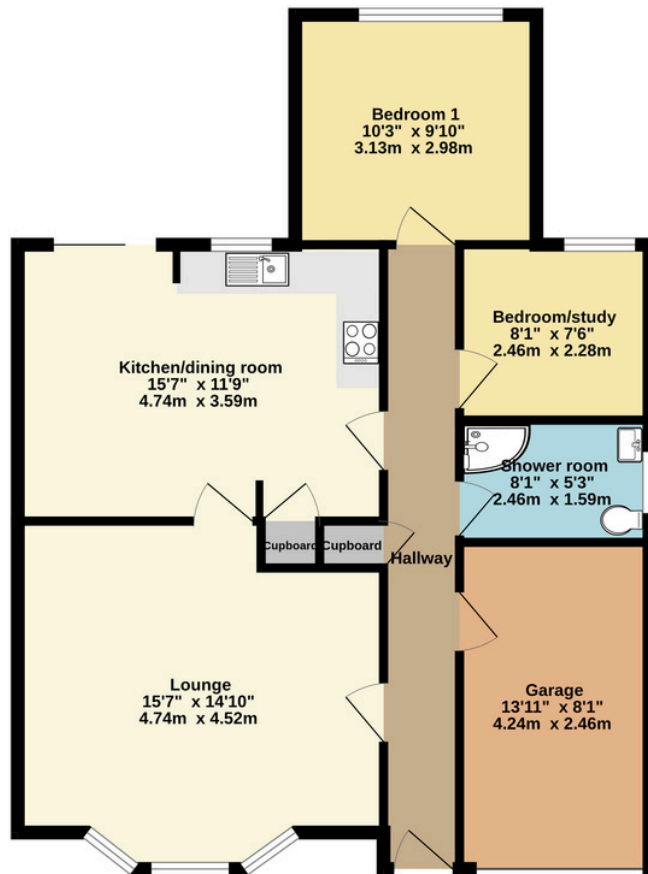
Completing the offering is an integral single garage, benefitting from entry access from the hallway, again offering further scope to transform the space should one wish, whilst in its current form being a practical space to store all the odds & sods that require a home!

Tucked between bustling Bristol and historic Bath, Saltford offers that perfect village feel without being too far from city life. It's a peaceful, riverside spot with charming pubs, scenic walks, and a strong community vibe. Convenient amenities, excellent transport links, and beautiful countryside on your doorstep make it ideal for families, professionals, and anyone after a slower pace – but still wanting to stay connected!

**FOR THOSE SEARCHING FOR A HASSLE
FREE MOVE, 'LITTLE COT' SIMPLY HAS
TO BE VIEWED.**



Ground Floor
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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)

21a Tynning Road SALTFOED BS31 3HL	Energy rating D	Valid until:	22 July 2035
		Certificate number:	3300-2074-0222-4525-3353

Property type: Semi-detached bungalow

Total floor area: 65 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 D. It has the potential to be C.

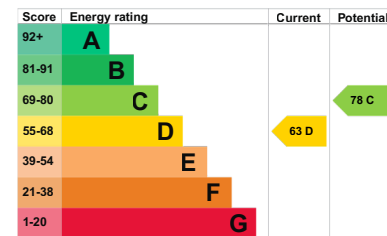
[See how to improve this property's energy efficiency.](#)

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

Properties get aratingfromA(best)toG (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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