

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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: 104.2 m² ... 1122 ft² (excluding garage)
All measurements are approximate and for display purposes only.

DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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35 Tynning Road, Salford, Bristol, BS31 3HL



£625,000

A spacious detached bungalow in a sought after location in the village with a lovely garden and benefits from a garage with the property being set back from the road.

- No onward chain
- Popular location
- Detached bungalow
- Garage
- Lovely enclosed rear garden
- Spacious rooms
- Conservatory
- Ideal for access to the village amenities
- Well located for access to Bristol and Bath

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35 Tynning Road, Saltford, Bristol, BS31 3HL

A delightful and spacious detached bungalow, ideally located within the village and offering convenient access to local amenities. The property is offered with no onward chain.

The property is approached via a driveway and sits back from the road behind a front garden, with an additional green space located to the front.

Entrance is through a practical enclosed porch, which leads into a welcoming hallway from which all accommodation is accessed. The sitting room is entered through double glazed sliding doors and benefits from an abundance of natural light thanks to its large bay window. To the rear of the property is a further reception room, currently used as a dining room, with patio doors leading into a conservatory overlooking the garden.

The kitchen is well appointed, offering generous worktop space, ample storage, and room for a dining table. There is also direct access to the garden from the kitchen. The bungalow features two generous double bedrooms, a modern contemporary shower room, and a separate cloakroom.

Outside, the property continues to impress with a generous, well proportioned enclosed garden. The garden offers a variety of seating areas, established flower beds, a pergola, and a lawned area, creating an ideal space for relaxation and entertaining.

Further benefits include a garage and driveway, providing excellent off road parking.

Saltford is a highly sought after village situated between the historic city of Bath and the vibrant city of Bristol, offering an excellent balance of countryside living and convenient access to a wide range of amenities. The village benefits from a strong community atmosphere and provides a variety of local facilities including shops, cafés, pubs, a post office, medical services, and well regarded primary and secondary schooling.

Surrounded by attractive countryside, Saltford offers numerous walking and cycling routes, including easy access to the scenic banks of the River Avon and the popular Bristol & Bath Railway Path. The village is well placed for commuters, with regular bus services connecting Bath and Bristol, while nearby rail services are available from both Keynsham Railway Station and Oldfield Park Railway Station. Excellent road links via the A4 provide convenient access to both cities and the wider motorway network.

The nearby Bath is renowned for its Georgian architecture, Roman heritage, cultural attractions, and extensive shopping and dining opportunities, while Bristol offers a thriving business, arts, and entertainment scene. This combination of village charm and accessibility makes Saltford a particularly desirable place to live.

PORCH 1.86 x 1.38 (6'1" x 4'6")

Enclosed porch with double glazed windows to the front and side aspects. Double glazed entrance door. Ceiling light. Attractive stained glass feature window. Wooden glazed door leading through to the entrance hallway.

HALLWAY

Spacious entrance hallway featuring a coved ceiling, loft access, and two radiators. Useful built in coats cupboard provide practical storage and help keep the hallway neat and tidy, while a further airing cupboard offers additional storage space. All principal accommodation is accessed from the hallway.

SITTING ROOM 4.19 into bay window x 3.94 (13'8" into bay window x 12'11")

A bright and welcoming reception room, flooded with natural light from a large double glazed bay window to the front aspect and a further double glazed window to the side. A feature gas fireplace with a marble surround provides an attractive focal point to the room. Additional features include a coved ceiling, radiator, and double sliding glazed doors leading into the room.

DINING ROOM / BEDROOM 3 4.64 narrow to 3.93 x 3.40 (15'2" narrow to 12'10" x 11'1")

A versatile reception room, currently used as a dining room, featuring a coved ceiling and radiator. Double glazed patio doors lead through to the conservatory, creating an excellent flow between the living spaces and providing views over the garden.

KITCHEN / BREAKFAST ROOM 4.61 x 3.02 (15'1" x 9'10")

A well appointed kitchen with double glazed windows to the side and rear aspects, together with a double glazed door providing direct access to the garden. Fitted with a range of wall and base units incorporating cupboards, drawers, and a display wall cabinet, complemented by attractive wooden worktops.

Features include a stainless steel one and a half bowl sink and drainer with mixer tap, part tiled walls, and vinyl flooring. Integrated appliances comprise a four-burner gas hob with extractor hood over and an under-counter oven. There is also space and plumbing for a slimline dishwasher and washing machine, along with space for a fridge freezer.

The kitchen further benefits from a Worcester combination boiler and ample room for a dining table, making it a practical and sociable space.

CONSERVATORY 3.16 x 2.91 (10'4" x 9'6")

A pleasant conservatory with double glazed windows to the side and rear elevations set above a dwarf wall, allowing for plenty of natural light and attractive views over the garden. The room features a Perspex roof and a tiled floor, with double glazed French doors providing direct access to the garden.

BEDROOM 4.12 into bay x 3.75 (13'6" into bay x 12'3")

A generous double bedroom featuring a double glazed bay window to the front aspect, allowing for an abundance of natural light. Fitted with a comprehensive range of built in furniture including wardrobes, over bed storage cupboards, a dressing table, and bedside cabinets, providing excellent storage and practicality. Radiator.

BEDROOM 3.48 x 3.26 (11'5" x 10'8")

A well proportioned double bedroom with a double glazed window overlooking the rear garden. Features include a coved ceiling and radiator.

SHOWER ROOM 2.29 x 1.55 (7'6" x 5'1")

A modern shower room fitted with a double glazed frosted window providing natural light and privacy. Comprising a contemporary vanity wash hand basin with mixer tap and useful storage cupboard beneath, together with a walk in shower enclosure featuring a glass screen and Mira shower.

Further benefits include a white heated towel rail, part tiled walls, vinyl flooring, and extractor fan.

CLOAKROOM 2.29 x 0.94 (7'6" x 3'1")

Fitted with a wall hung wash hand basin and WC. Double glazed frosted window providing natural light and privacy. Finished with stylish black part tiled walls, creating a contemporary feel

GARAGE 5.74 x 2.49 (18'9" x 8'2")

A single garage with an electric roller door and a separate personal side door providing convenient pedestrian access. The garage benefits from light and power, offering excellent storage or potential workshop space..

OUTSIDE

FRONT

To the front, the property is set behind a low dwarf wall, with a block paved driveway leading to the garage and providing ample off-street parking. The front garden is predominantly lawned, complemented by established flower beds, creating an attractive and welcoming approach to the bungalow.

REAR GARDEN

A lovely, generous rear garden featuring a well maintained lawn with established mature flower beds and borders, creating a colourful and private outdoor space. A patio area sits directly to the rear of the bungalow, offering an ideal setting for al fresco dining and relaxation.

The garden benefits from gated side access and an additional access point to the garage. Further features include fencing to the side and rear boundaries for privacy, along with a pergola providing a sheltered seating area beneath, perfect for outdoor entertaining.

TENURE

The property has both freehold and leasehold titles registered. Both are being sold. The leasehold is the residue of a 999 year lease, the freehold is a possessory title.

COUNCIL TAX

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

ADDITIONAL INFORMATION

Local authority: Bath and North East Somerset Services. All mains services connected Broadband. Ultrafast 1000 mps Source Ofcom Mobile phone. EE O2 Three. All good outdoor signal Vodafone Variable outdoor signal. Source Ofcom Subject to probate

