



WentWorth
Estate Agents



492 Bath Road, Saltford, BS31 3HG

- Four bedroom detached bungalow
- Extended to the rear, creating a wonderful and spacious home
- Driveway parking for several cars
- Front and rear gardens
- Close to local shops and bus routes

Price guide £650,000

Location

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.

The position will appeal for its great convenience set as it is close to bus stops and opposite a parade of local shops and amenities.

Internal Descriptions

Entering the property you are greeted with a bright and spacious hallway which has a large storage cupboard. The lounge/diner enjoys plenty of natural light and offers ample space to relax with family and friends. The patios doors to the rear lead out into the garden, perfect for summer entertaining. A stylish and sleek kitchen/breakfast room benefits from a number of storage and worktop spaces, ideal for the keen chef. The country cream wall and base units are complemented by the flooring. A spacious utility room is to the rear of the kitchen and has a side door leading into the garden. The bedrooms are all bright and well-proportioned: the generous master has a well-appointed adjoining shower room, the second bedroom is a double with built-in wardrobes, bedroom three is another generous double and the fourth bedroom is a single, ideal for home office usage. The shower room comprises of a shower cubicle, wash hand basin, w/c and a linen cupboard. There is also a useful guest cloakroom.

External Descriptions

Externally to the front there is a five bar gate leading onto a large driveway, allowing for several cars, surrounded by mature shrubs and a lawned area. To the rear you will find an established, pretty garden which enjoys a South-east aspect, with plenty of space for the keen gardener to enjoy. Boasting two sunny patio areas, a central lawn with herbaceous borders, all surrounded by mature hedging and fencing. A large shed is ideal for storing gardening equipment.

Additional Information

Tenure - Freehold

Council Tax Band - E

EPC - C

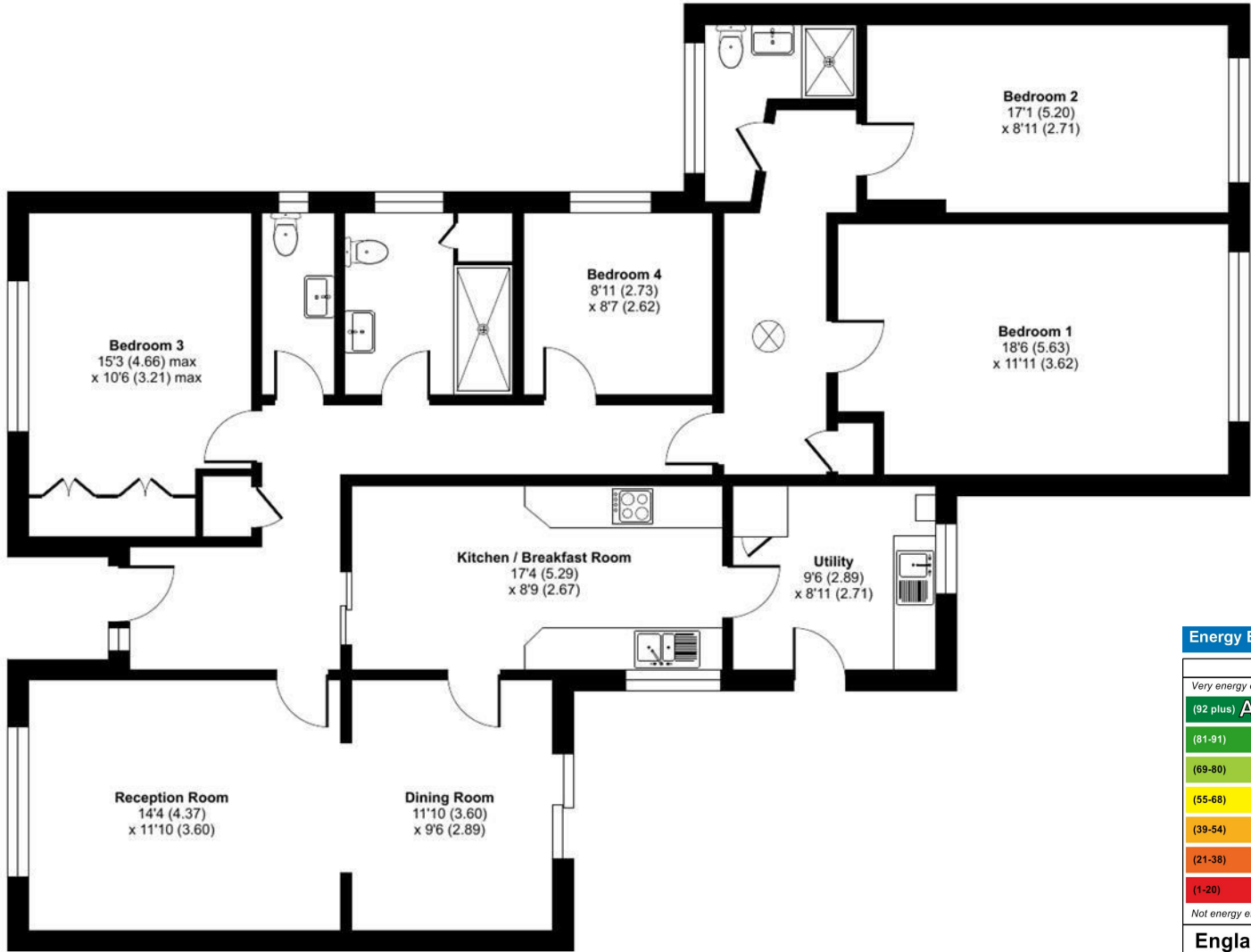
Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Bath Road, Saltford, Bristol, BS31

Approximate Area = 1587 sq ft / 147.4 sq m

For identification only - Not to scale



GROUND FLOOR

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		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1459872







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