



PURPLE
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18 MILL LANE
BITTON
BRISTOL
BS30 6HJ
£359,950

Positioned in the sought after village of Bitton, this recently constructed three bedroom home sits in an enviable position on the popular 'Bitton Mill' development. Constructed by Messrs Linden Homes circa 2018, this property is presented to an exemplary standard throughout.

Accommodation can be found over two floors, with an abundance of natural light, particularly to those rooms to the rear of the property, whereby the sunny south westerly orientation benefits. A welcoming and sizeable entrance hallway greets, with handy storage available, stairs leading to the first floor and doors leading to all ground floor rooms. The lounge spans the full width of the property with views and direct access via 'French' doors to the rear garden. To the front aspect a lovely entertaining/family space in the form of a kitchen/diner can be found. The kitchen comprises numerous, contemporary built in units with space and plumbing for appliances. Completing the ground floor, a practical cloakroom WC is hidden under the stairs.

Upstairs, the property offers three bedrooms, two of which double in nature, with the primary bedroom benefitting from an en-suite shower room. The third bedroom is a comfortable single bedroom and benefits large fitted wardrobes. The family bathroom completes the internal arrangement and similar to the en-suite, comprises a three piece white suite.

Externally, the property continues to impress, with its spacious rear garden, boasting a south westerly aspect, perfect for those summer BBQ's. Pedestrian access from the rear garden, leads to the allocated parking area, found to the rear of the property. An abundance of visitor spaces are readily available within close proximity of the property.

Situated on the east bank of the River Boyd, calming countryside living awaits whilst being perfectly positioned for the charming city of Bath, or the bustling Bristol city. Bitton is a popular location for young families and professional couples with a local convenience store, a highly regarded primary school and a number of reputable village pubs all within a short distance away. For those looking for an efficient commute into Bath or Bristol, good public transport links can be enjoyed, whilst Keynsham Train Station can be found within a shirt drive and for those keen on two wheels, the Bath to Bristol cycle path offers a pleasant countryside commute. An early viewing comes highly recommended.

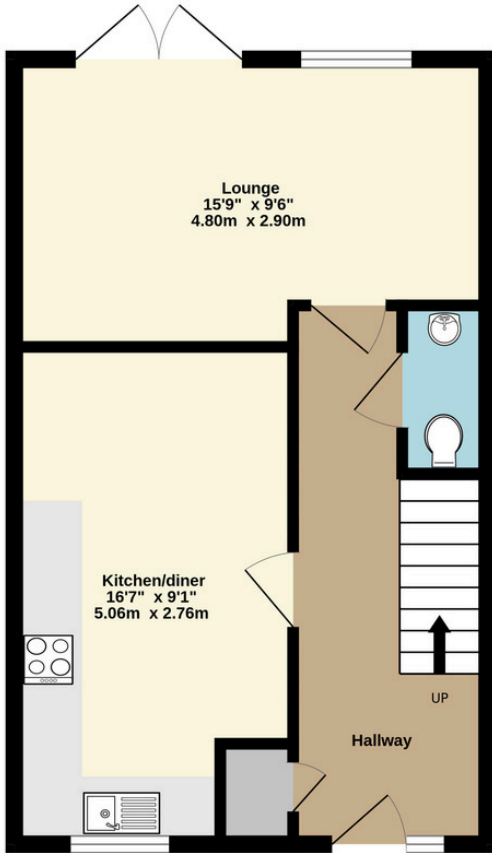




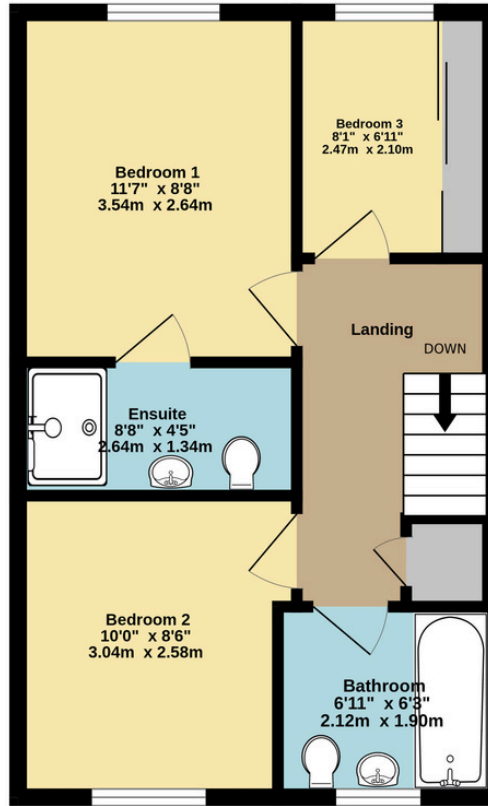




Ground Floor
416 sq.ft. (38.6 sq.m.) approx.



1st Floor
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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)			
18, Mill Lane Bitton BRISTOL BS30 6HJ	Energy rating	Valid until: 10 April 2028	
	B	Certificate number: 8898-7334-5610-8779-3992	

Property type	Mid-terrace house
Total floor area	78 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 B. It has the potential to be A.

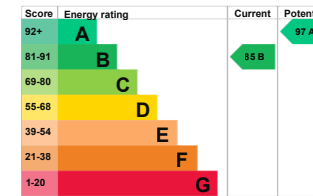
[See how to improve this property's energy efficiency.](#)

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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