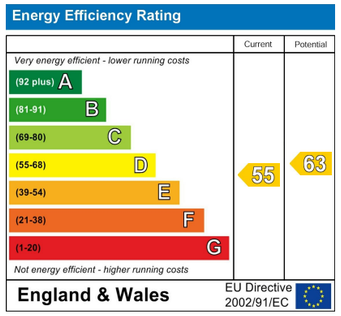

Manor Road, Saltford, Bristol, BS31

Approximate Area = 1429 sq ft / 132.7 sq m
Limited Use Area(s) = 256 sq ft / 23.7 sq m
Garage = 258 sq ft / 23.9 sq m
Total = 1943 sq ft / 180.3 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Davies & Way. REF: 1520778

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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

48 Manor Road, Saltford, Bristol, BS31 3AB

£600,000

A detached dormer bungalow situated in a sought after village location, offering flexible and versatile accommodation together with a generous garden and substantial garage. The property combines spacious living areas with attractive outdoor garden space.

▪ Sought after location ▪ Ideal for access to the Saltford Primary School and the village amenities ▪ Generous back garden ▪ Driveway and a garage ▪ Flexible accommodation ▪ Four bedrooms ▪ Office ▪ Shower room and a bathroom ▪ Well located for access to Bristol and Bath

naea | propertymark PROTECTED

RICS

48 Manor Road, Saltford, Bristol, BS31 3AB

A detached dormer bungalow situated in a sought after location within Saltford, ideally positioned for the village school and a range of local amenities.

The property is approached via a private driveway which leads to the side of the property, providing access to a generous parking area and a large garage.

Upon entering, a central hallway provides access to the principal rooms. To the left is the sitting room, featuring a charming bow bay window, while to the right is a double bedroom, also benefiting from a bow bay window.

To the rear of the property is a dining room with access to a conservatory, providing a pleasant additional living space. The kitchen is positioned beyond the dining room and offers access to the rear of the property.

The ground floor is completed by a further double bedroom, a study and a shower room.

The first floor provides two further bedrooms, with the flexible accommodation offering the potential for use as two or three bedrooms, depending on requirements. The principal bedroom benefits from an en-suite bathroom.

Outside, the property enjoys a generous rear garden, laid predominantly to lawn and offering plenty of space for outdoor entertaining and family enjoyment. The property also benefits from a particularly good sized garage, together with ample off road parking.

An appealing detached dormer bungalow offering spacious and flexible accommodation in a highly regarded village location.

Saltford is a highly regarded village situated between Bath and Bristol, offering the perfect combination of village living and convenient access to two of the region's most popular cities. Set alongside the River Avon, the village is surrounded by attractive countryside and provides a wonderful setting for those looking to enjoy a more relaxed pace of life.

The village offers a good range of everyday amenities, including a village shop, post office, pubs, cafés and local services, together with a well regarded primary school and Wellsway secondary School.

Saltford is particularly well placed for commuters, with Bath city centre approximately 5 miles away and Bristol approximately 7 miles away. The nearby towns of Keynsham provide further amenities, while excellent road links give access to the road network.

HALLWAY
A traditional wood door with a frosted window. The wood flooring creates a warm and characterful feel. A practical storage cupboard provides useful additional space, while a paddle staircase leads to the first floor. A radiator completes the space.

SITTING ROOM 4.92 into bay x 3.65 (16'1" into bay x 11'11")
A bright and characterful reception room featuring a double glazed bow bay window, complemented by two further double glazed windows with a pleasant side aspect. Traditional features include a picture rail and a gas fireplace with a wood surround, mantle and tiled hearth, creating a warm and welcoming focal point.

DINING ROOM 4.24 x 3.05 (13'10" x 10'0")
A door leads through to the kitchen, while glazed panel doors open into the conservatory. Radiator.

KITCHEN 3.34 x 3.19 (10'11" x 10'5")
A well equipped kitchen fitted with a range of wall and base units comprising cupboards and drawers, with black laminate worktops over. Wood tongue and groove splashbacks add a traditional touch, complemented by double glazed windows to the rear and side aspects. There is space for a cooker, dishwasher and fridge freezer, together with a built in cooker hood. A cupboard houses the Worcester combination tank. Further features include a radiator, vinyl flooring and ceiling spotlights. A double glazed frosted door provides access to the garden.

CONSERVATORY 4.50 x 2.39 (14'9" x 7'10")
A bright conservatory featuring double glazed windows to the side, front and rear aspects, together with a double glazed door providing access to the garden. There is plumbing for a washing machine, while the glass roof floods the room with natural light.

BEDROOM 4.00 x 3.65 (13'1" x 11'11")
A characterful room featuring a double glazed bow bay window, traditional picture rail and radiator.

STUDY / BEDROOM 2.42 x 2.14 (7'11" x 7'0")
A light and well proportioned room featuring a double glazed side aspect window, traditional picture rail and radiator.

BEDROOM 3.50 x 2.71 (11'5" x 8'10")
A bright room featuring a double glazed rear aspect window overlooking the garden, together with a radiator.

SHOWER ROOM 2.71 x 2.00 (8'10" x 6'6")
A well appointed shower room featuring a generously sized shower cubicle with glazed side panels and sliding glass door, fitted with a thermostatic shower. Further facilities include a vanity wash hand basin and WC. A double glazed frosted rear aspect window provides natural light while maintaining privacy. Tiled walls and vinyl flooring complete the room.

FIRST FLOOR

BEDROOM 3.47 x 3.68 (11'4" x 12'0")
A versatile space featuring a roof light window and built in office worktops, providing a practical area for working from home. Door leading to

EN SUITE BATHROOM 3.13 max x 2.12 max (10'3" max x 6'11" max)
Fitted with a panelled bath with an electric shower over, together with a pedestal wash hand basin. The walls are part tiled, and a door leads to a useful storage cupboard.

BEDROOM 3.43 max x 3.25 max (11'3" max x 10'7" max)
A bright and practical space featuring a roof light window, radiator and useful storage cupboard.

BEDROOM 3.39 max x 3.25 max (11'1" max x 10'7" max)
A light and airy space featuring a roof light window and radiator.

OUTSIDE

FRONT
The property is enclosed by a combination of hedging and fencing, with a driveway situated to the side. The garden is predominantly stone chipped, with an attractive flower bed providing a touch of colour and greenery

REAR GARDEN
A lovely, generously proportioned garden, laid mainly to lawn and enclosed by fencing and established hedging. Well stocked flower borders feature a variety of mature plants and shrubs, while a patio area provides an ideal space for alfresco dining and entertaining. To the front of the garage is a generous hardstanding area, providing useful off road parking.

GARAGE
A generous sized garage offering excellent usable space, featuring an electric roller door and a separate side personal door. Two rear windows provide natural light, with power and lighting installed.

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.

TENURE
Freehold.

ADDITIONAL INFORMATION
Local authority. Bath and North East Somerset.
Services. All mains services connected.
Mobile phone. EE O2 Three all good outdoor signal Vodafone variable signal.
Broadband. Ultrafast 1000mps.

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