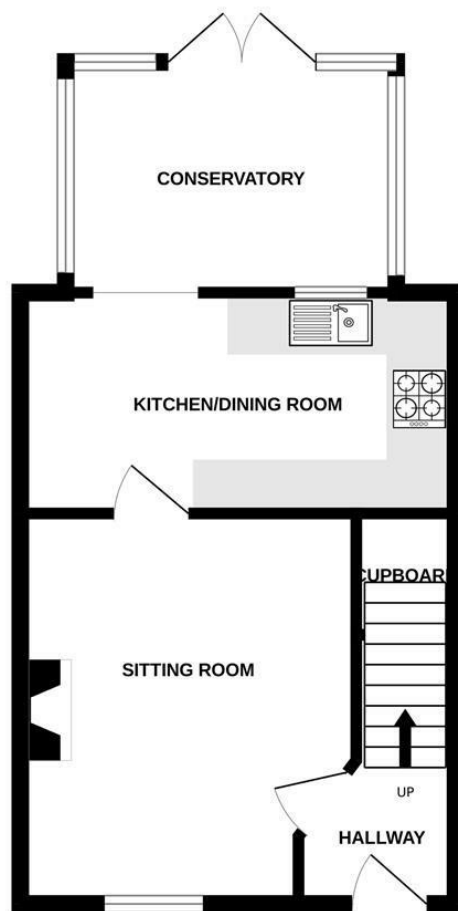


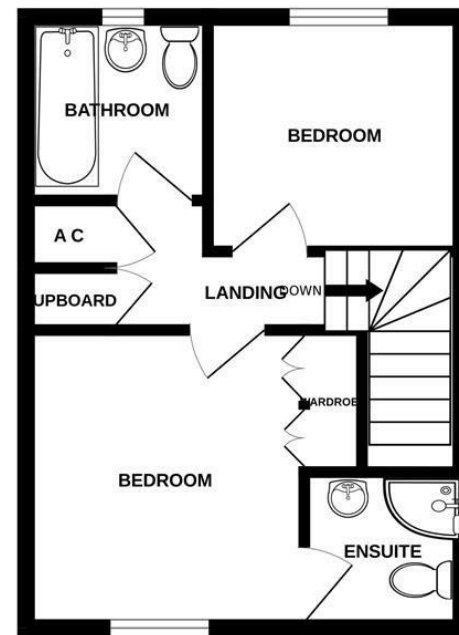
489 Bath Road, Saltford, Bristol, BS31 3BA
Tel: 01225 400400 email: saltford@daviesandway.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR
378 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 710sq.ft. (66.0 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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132 Bath Road, Bitton, Bristol, BS30 6HS



£325,000

A delightful terraced two bedroom, two bathroom home with a garage in a popular area ideal for access to Bristol or Bath.

- Well positioned between Bristol and Bath
- No onwards chain
- Bathroom and ensuite
- Conservatory on the rear of the property
- Pretty garden to the rear
- Garage and further off street parking
- Kitchen with dining area
- Lovely walks close by

132 Bath Road, Bitton, Bristol, BS30 6HS

Charming two bedroom terraced home with conservatory, garage and parking.

Situated in the highly sought after village of Bitton, this charming terraced home offers well presented accommodation, a delightful rear garden, garage and off street parking.

The property is approached via a small front garden leading to the entrance door. Upon entering, a welcoming hallway provides access to the main living accommodation, while a staircase rises to the first floor.

To the front of the property is a comfortable reception room featuring a gas fireplace, creating a warm and inviting focal point. The living space flows through to a practical kitchen/dining room, ideal for everyday living and entertaining. An attractive archway leads into a generous conservatory, providing additional reception space and enjoying pleasant views over the beautifully maintained rear garden.

On the first floor, there are two well proportioned bedrooms. The principal bedroom benefits from the added luxury of an ensuite shower room, while a separate bathroom serves the remainder of the accommodation.

Externally, the rear garden provides a delightful space to relax and unwind, with a combination of patio and planted areas creating an attractive outdoor setting. To the rear of the garden is a garage, with additional parking conveniently located in front.

This appealing home would make an excellent first-time purchase, downsizing opportunity, or investment property, offering comfortable living in a desirable village location.

Bitton is a picturesque and highly regarded village situated between Bristol and Bath, offering an attractive blend of rural charm and excellent connectivity. The village benefits from a range of local amenities including shops, pubs, cafés, primary schools, and recreational facilities, making it a popular choice for families and professionals alike.

The area is renowned for the historic Avon Valley Railway and scenic countryside walks along the Bristol and Bath Railway Path, providing excellent opportunities for cycling and outdoor pursuits. Bitton enjoys convenient access to both Bristol and Bath city centres, while nearby road links connect easily to the M4 and wider motorway network.

Combining village character with practical commuting links, Bitton remains one of the most desirable locations in the region for those seeking a balance between countryside living and city convenience.

ENTRANCE HALLWAY

Entered via a modern composite front door, the welcoming entrance hall provides access to the ground floor accommodation. A staircase rises directly ahead to the first floor, while a radiator provides warmth to the space. The hall also houses the property's electric consumer unit.

SITTING ROOM 3.99 x 3.43 (13'1" x 11'3")

A charming and well presented reception room featuring a wood double glazed sash window to the front aspect, allowing plenty of natural light. Character features include attractive picture rails and a gas fireplace with a wooden surround and mantel, complemented by a marble hearth, creating an inviting focal point. The room benefits from laminate flooring throughout and a useful under stairs storage cupboard providing practical additional space

KITCHEN DINER 4.44 x 2.23 (14'6" x 7'3")

Fitted with a range of cream fronted wall and base units incorporating cupboards and drawers, the kitchen offers both practicality and ample storage. Wall mounted cabinets benefit from under cabinet lighting, while tiled splashbacks complement the laminate worktops. An inset stainless steel sink with mixer tap is provided, together with a built-in Bosch gas hob, Bosch oven and integrated dishwasher. There is additional space for a washing machine and fridge freezer.

The kitchen features tiled flooring, which transitions into laminate flooring in the dining area, creating a defined yet open plan space. The dining area flows naturally from the sitting room and offers ample room for a dining table, making it ideal for both everyday meals and entertaining. A double glazed window overlooks the conservatory, while a radiator completes the room.

CONSERVATORY 3.30 x 2.30 (10'9" x 7'6")

A generous and versatile addition to the home, the conservatory enjoys an abundance of natural light thanks to double glazed windows to the side and rear elevations, a glazed roof, and double glazed French doors opening directly onto the rear garden. The space is further enhanced by ceiling and window blinds, providing shade and privacy when required. Finished with tiled flooring, the conservatory offers a useful additional reception area, ideal for relaxing, entertaining, or enjoying views of the garden throughout the year.

LANDING

The first floor landing provides access to all first floor accommodation and benefits from loft access. There is a useful storage cupboard, along with a separate airing cupboard offering additional practical storage space

BEDROOM 3.02 x 2.80 (9'10" x 9'2")

A well proportioned principal bedroom featuring a wood double glazed sash window to the front aspect, allowing for plenty of natural light. The room benefits from a built-in wardrobe providing useful storage and is complemented by a radiator.

ENSUITE 1.62 x 1.53 (5'3" x 5'0")

Fitted with a curved corner shower cubicle featuring glass sliding doors and a thermostatically controlled shower. The suite also comprises a vanity wash hand basin with mixer tap and a concealed cistern WC with a useful display shelf above. Finished with tiled walls and vinyl flooring, the room further benefits from a chrome heated towel rail and recessed ceiling spotlights.

BEDROOM 2.52 x 2.35 (8'3" x 7'8")

A comfortable second bedroom featuring a double glazed uPVC window overlooking the rear aspect, providing a pleasant outlook and good natural light. The room also benefits from a radiator.

BATHROOM 1.85 x 1.86 (6'0" x 6'1")

Fitted with a modern white suite comprising a panelled bath with a thermostatically controlled shower over and a glazed shower screen. A vanity wash hand basin with mixer tap and an enclosed coupled WC provide useful storage and a clean, contemporary finish, with a shelf positioned above. The room further benefits from a double glazed uPVC frosted window, chrome heated towel rail, vinyl flooring and recessed ceiling spotlights.

OUTSIDE

FRONT

The property is approached via a pathway leading to the front entrance door, bordered by a low dwarf wall to the front boundary. Designed for ease of maintenance, the garden features an attractive stone chipped area complemented by a flower bed, creating a welcoming approach to the home.

REAR GARDEN

A delightful and well established rear garden providing an attractive space for relaxation and outdoor entertaining. Immediately outside the conservatory is a circular feature patio area, ideal for seating and al fresco dining. Beyond lies a lawned garden with stepping stones leading towards the garage at the rear.

The garden is beautifully framed by mature flower borders, well stocked with a variety of plants and shrubs that provide colour and interest throughout the seasons. An outside tap adds further practicality to this charming outdoor space.

GARAGE 5.14 x 2.39 (16'10" x 7'10")

Located to the rear of the garden, the garage benefits from a personal access door directly from the garden, as well as an up-and-over door to the front. The garage is supplied with power and lighting, making it suitable for storage, parking, or workshop use. There is also useful eaves storage space, providing additional practical storage capacity.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is C. 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, South Gloucestershire Services. All mains service connected
Mobile phone. EE O2 Three Vodafone. All good outdoor signal
broadband. Ultrafast 1800 mps Source Ofcom

The property is located within a coal mining reporting area

Flood risk Low

