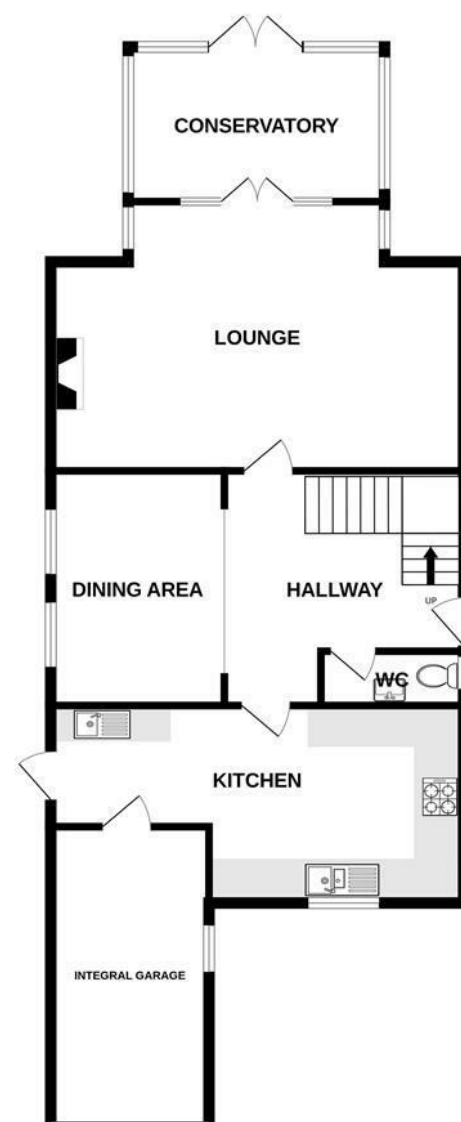


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
924 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 1599 sq.ft. (148.5 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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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.
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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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

3B Manor Road, Saltford, Bristol, BS31 3DL



£685,000

An opportunity to buy a very well located family home which is close to the local primary school and the village amenities. Offering four bedrooms, spacious receptions rooms, an enclosed mature rear garden, garage and further off street parking.

- Centrally located to the centre of the village near amenities
- Mature enclosed private rear garden
- Integral garage
- Detached house
- Conservatory to the rear of the property
- Modern bathroom and ensuite
- Ground floor cloakroom
- Great feeling of space
- Good access to the Bath Road
- Close to Saltford Primary School (0.1 miles)



3B Manor Road, Saltford, Bristol, BS31 3DL

A wonderful modern four-bedroom detached home in the popular village of Saltford

Located in the heart of Saltford, this impressive modern detached home offers an exceptional combination of style, comfort and convenience. Thoughtfully designed for contemporary family living, the property features four spacious bedrooms, including a master suite with a private ensuite bathroom and a family bathroom ensuring both space and privacy for every member of the household.

The ground floor provides generous reception rooms, offering versatile spaces ideal for relaxing or entertaining. There is a well-equipped spacious kitchen which leads to a utility area making a practical space. A conservatory overlooks the garden and the ground floor is completed with a cloakroom.

To the rear, the property enjoys a beautifully maintained, mature enclosed garden, providing a tranquil setting for outdoor dining, children's play, or quiet relaxation. The home further benefits from a garage and off-street parking, ensuring ample space for vehicles and storage.

Situated in a central village location, residents will appreciate being just a short walk from local shops, schools, and amenities, as well as excellent transport links to both Bristol and Bath.

This outstanding property represents a wonderful opportunity for families seeking a spacious, modern home within a highly desirable and well-connected community.

In fuller detail the accommodation comprises (all measurements are approximate):

ENTRANCE HALLWAY

A really generous space on entry to the property. Entry is via a uPVC door with a double glazed window to the side. A staircase leads to the first floor with a storage cupboard underneath. Coved ceiling and dado rail. Wood effect laminate flooring. Open to

DINING AREA 3.78 x 2.75 (12'4" x 9'0")

Two double glazed windows. The flooring flows from the hallway. Coved ceiling. Wall lights. Radiator.

SITTING ROOM 6.25 x 4.21 (20'6" x 13'9")

A generous room for any family or to entertain guests. Double glazed window each side of the room and double glazed French doors lead out to the conservatory. Minster stone fireplace with surround and hearth and an inset gas fireplace. There are wall and ceiling lights.

CONSERVATORY 4.00 x 3.20 (13'1" x 10'5")

Double glazed window to each side and the rear with double glazed French doors which lead to the garden. Wall light and power sockets are provided.

KITCHEN 3.34 x 3.16 (10'11" x 10'4")

A generous range of wall and base units featuring cupboards, drawers, and a display cabinet, all complemented by wooden worktops and tiled splashbacks that provide ample workspace. The kitchen also includes a matching breakfast bar for casual dining. Integrated appliances comprise a gas hob, oven, cooker hood, and dishwasher. A double-glazed window sits above an inset one-and-a-half sink with a mixer tap, allowing plenty of natural light into the space.

UTILITY AREA 1.71 x 2.89 (5'7" x 9'5")

The utility area offers practical storage through a combination of wall and base units topped with a wooden work surface and complemented by a tiled splashback. An inset sink with mixer tap provides added convenience, while there is space and plumbing for a washing machine, tumble dryer, and fridge freezer. The room also features two doors — one providing internal access to the garage, and the other leading to the side of the property.

CLOAKROOM 2.19 x 0.88 (7'2" x 2'10")

Double glazed frosted window. Vanity sink, toilet. Tiled floor and part tiled walls. Coved ceiling.

CONSERVATORY 4.00 x 3.20 (13'1" x 10'5")

Access from the sitting room. Double glazed window to side and rear with double glazed French doors leading to the garden. Power sockets and wall lights.

LANDING

Coved ceiling and a loft access. There is generous storage cupboard and a large airing cupboard (2.23m x 1.20m)

BEDROOM 3.98 x 3.15 (13'0" x 10'4")

Double glazed window with a front aspect. Coved ceiling. Radiator. Door to

ENSUITE 2.90 x 1.67 (9'6" x 5'5")

Double glazed frosted window. Walk in shower with a glass screen and benefits from a useful storage shelf. All in one enclosed coupled toilet and vanity sink with a mixer tap. Tiled walls and floor. Ceiling spot lights. Heated towel rail.

BEDROOM 3.35m x 2.77m (11 x 9'1)

Double glazed window with a rear aspect. Built in wardrobe. Radiator.

BEDROOM 4.26 x 2.19 (13'11" x 7'2")

Double glazed window. Coved ceiling. Radiator.

BEDROOM 3.38 x 2.28 (11'1" x 7'5")

Double glazed window. Coved ceiling. Radiator. Built in cupboard.

BATHROOM 2.91 x 1.99 (9'6" x 6'6")

Double glazed frosted window. P shaped bath with an electric shower and a glass shower screen, vanity basin with a mixer tap, toilet and heated towel rail. Tiled walls and floors.

OUTSIDE

GARAGE 4.60m x 2.46m (15'1 x 8'1)

Electric roller door and a personal door to the rear. Power and light is provided

FRONT

There is driveway parking in front of the garage. Fencing to the side. A pathway leading to the front door and onto a gate giving side access to the rear of the property. There is a lawned area either side of the path and a small flower bed.

REAR GARDEN

Although the property is centrally located to the village, the garden gives the feel of being tucked away in a tranquil location. Enclosed by fencing to the rear and side, it has a lovely private secluded feeling to it. The main part of the garden is laid to lawn with mature flower borders and trees. There is a pergola located over a patio seating area ideal for alfresco dining. A pathway leads around the garden making a pleasant way to access the garden and enjoy the space on offer. From a practical point of view there is gated side access and an outside tap.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is F. 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 services connected

Broadband. Ultrafast 1000mps source Ofcom

Mobile phone. EE O2 Three Vodafone. All good outdoors. Source Ofcom

