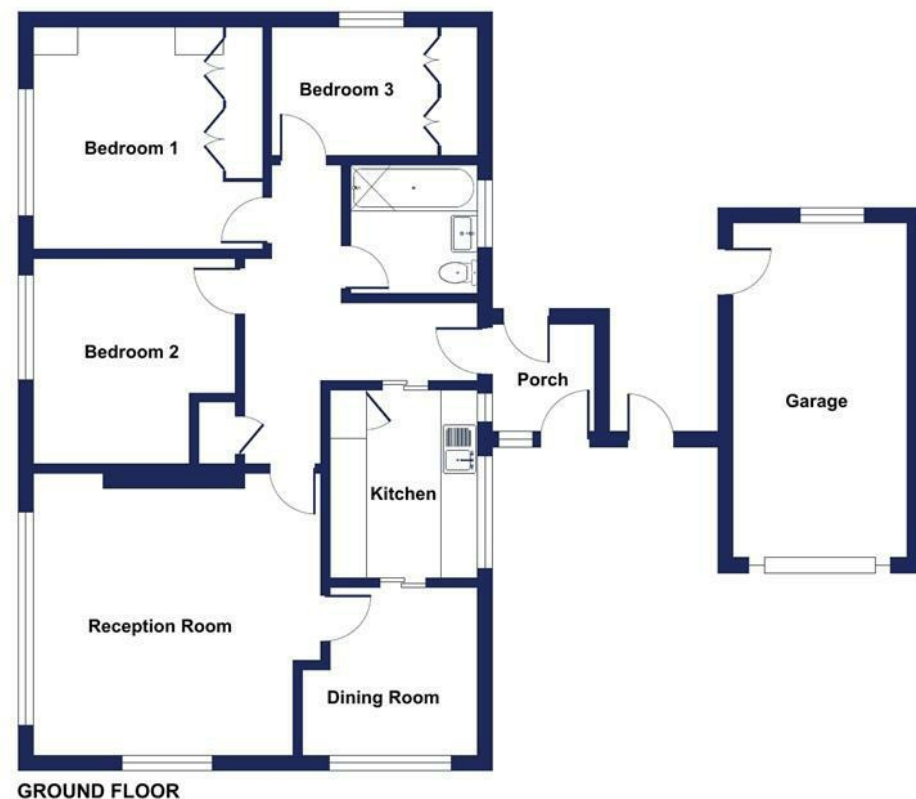


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Iford Close, Saltford, Bristol, BS31

Approximate Area = 970 sq ft / 90.1 sq m
Garage = 168 sq ft / 15.6 sq m
Total = 1138 sq ft / 105.7 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 2025. Produced for Davies & Way. REF: 1343264.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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Tel: 01225 400400 email: saltford@daviesandway.com

Appledene 26 Iford Close, Saltford, Bristol, BS31 3BD



£500,000

A delightful three bedroom detached bungalow in a cul de sac with wrap around gardens and within easy reach of the village centre and all of it amenities.

- Detached bungalow
- Wrap around pretty gardens
- Well positioned for the village centre
- Garage and further off street parking
- Tucked away in a cul de sac
- Light and bright rooms
- Two separate reception rooms
- Three bedrooms



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Appledene 26 Iford Close, Saltford, Bristol, BS31 3BD

Located in the tranquil setting of Iford Close, Saltford, this charming detached bungalow offers a unique opportunity for those seeking a peaceful yet convenient lifestyle. With three bedrooms two of which are doubles, this property is perfect for families or those looking to downsize without compromising on space.

The bungalow is delightfully tucked away, providing a sense of privacy while still being within walking distance to the village centre. This prime location allows residents to enjoy the local amenities, including shops, cafes, and parks, all just a short stroll away.

One of the standout features of this property is its wrap-around gardens, which offer ample outdoor space for relaxation, gardening, or entertaining. The gardens are a perfect canvas for those with a green thumb or for anyone who simply wishes to enjoy the beauty of nature in their own home.

Additionally, the property boasts a garage and further off-street parking, ensuring that you will never have to worry about finding a space for your vehicle. This is a rare find in such a desirable location, making it an excellent opportunity for prospective buyers.

In summary, this bungalow in Iford Close is a wonderful blend of comfort, convenience, and charm, making it a must-see for anyone looking to settle in the picturesque village of Saltford. Don't miss your chance to make this delightful property your new home.

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.

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

ENTRANCE LOBBY 1.79 x 1.60 (5'10" x 5'2")
Double glazed entrance door with a double glazed window to the side. To the rear is a further frosted double glazed door to the rear garden. A single glazed door leads to the hallway with single glazed window to the side. Light.

HALLWAY
T shaped offering access to the accommodation. Loft access. Cupboard with the combi boiler and shelving.

SITTING ROOM 4.60 x 4.41 (15'1" x 14'5")
Double glazed window with a side aspect and double glazed patio doors lead to the garden. Electric fireplace with a brick and tile hearth extending to provide an space for the television. Radiator.

KITCHEN 3.09 x 2.43 (10'1" x 7'11")
Double glazed window with a side aspect. range of wall and base units comprising cupboards and drawers with laminate worktops over. Plumbing and space is provide for a washing machine, cooker and a fridge. There is a built in cupboard with shelving and the electric consumer box. A sliding glass door leads to the

DINING ROOM 2.90 x 2.77 (9'6" x 9'1")
Double glazed window with a front aspect. Radiator. Glass door leads to the sitting room.

BEDROOM 3.62 x 3.64 (11'10" x 11'11")
Double glazed window with a rear aspect. Radiator. Built in matching wardrobes, dressing table and side bed cabinets.

BEDROOM 3.31 x 3.37 (10'10" x 11'0")
Double glazed window with a rear aspect. Radiator.

BEDROOM 3.32 x 2.12 (10'10" x 6'11")
Double glazed window with a side aspect. Radiator.

BATHROOM 2.10 x 1.95 (6'10" x 6'4")
Three piece white suite comprising pedestal basin, toilet and a bath with a shower over and a shower screen. Part tiled walls. Radiator.

OUTSIDE
GARAGE 5.50 max x 2.85 max (18'0" max x 9'4" max)
Up and over door and a personal door . Window to rear. Power and light.

GARDENS
The property benefits from wrap around gardens with mature planting and is laid to lawn for the main part to the front and side. To the rear is a screened off section which is used as a vegetable patch where there is a greenhouse (some repairs required). A further lawned private seating area is located to the rear and the access to the property and garage is available. External tap. To the front the property is enclosed by a dwarf wall and gates leads to the driveway and onto the garage. To the side and rear is fencing. There is a useful pathway that leads around the property.

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
All mains service connected
Broadband Standard 20mps
Mobile phone O2 variable signal outdoors. EE Three Vodafone good outdoor signal
The property is awaiting probate

