



## 439A Bath Road

Saltford, Bristol, BS31 3DJ

£2,000 Per Month



PLEASE DO NOT CALL AGENT AND IF YOU WOULD LIKE TO APPLY, PLEASE EMAIL AGENT THROUGH THE PORTAL REQUESTING AN APPLICATION FORM

Nestled in the sought-after location of Saltford, this charming maisonette on Bath Road offers a delightful blend of space and comfort. Spanning over two floors, the property is deceptively spacious.

Upon entering, you will find the well-appointed kitchen offering convenience and functionality for everyday living, yet spacious enough for a dining table or small sofa. Ascending to the upper floor, you will discover three large bedrooms with the master benefitting an adjoining WC. The property also features a well-maintained bathroom. The first floor is rounded off with a large dual aspect living room.

One of the standout features of this maisonette is the garden, which is currently undergoing renovation, promising a lovely outdoor space for future enjoyment. Additionally, the property includes parking for one vehicle, a valuable asset in this desirable area.

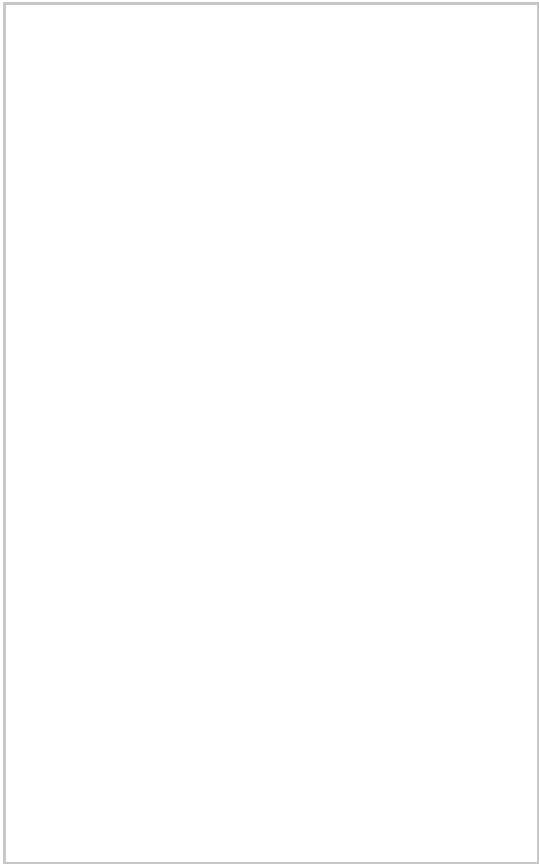
With its spacious layout and prime location, this maisonette presents an excellent opportunity for those looking to settle in a vibrant community.



Area Map



Floor Plans



Energy Efficiency Graph

| 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  |

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