



LITTLE COTT
2A

21A TYNING ROAD
SALTFORD
BRISTOL
BS31 3HL
£465,000



GREGORYS
ESTATE AGENTS

Offered to the market with no onward chain and situated in a delightful position of Saltford, can be found this two bedroom bungalow.

Extensive grounds can be found to the rear of the property, with mature gardens offering a stunning area to enjoy. To the front aspect a driveway provides off street parking which leads to a single garage. The garage benefits internal access from the hallway, allowing for conversion for further accommodation. Entrance to the property is via an entrance hallway which leads to a bathroom, complete with three piece white suite and two bedrooms, both overlooking the rear aspect. The lounge is bay fronted and overlooks the front aspect, with the kitchen / diner positioned with views and direct access to the rear garden.

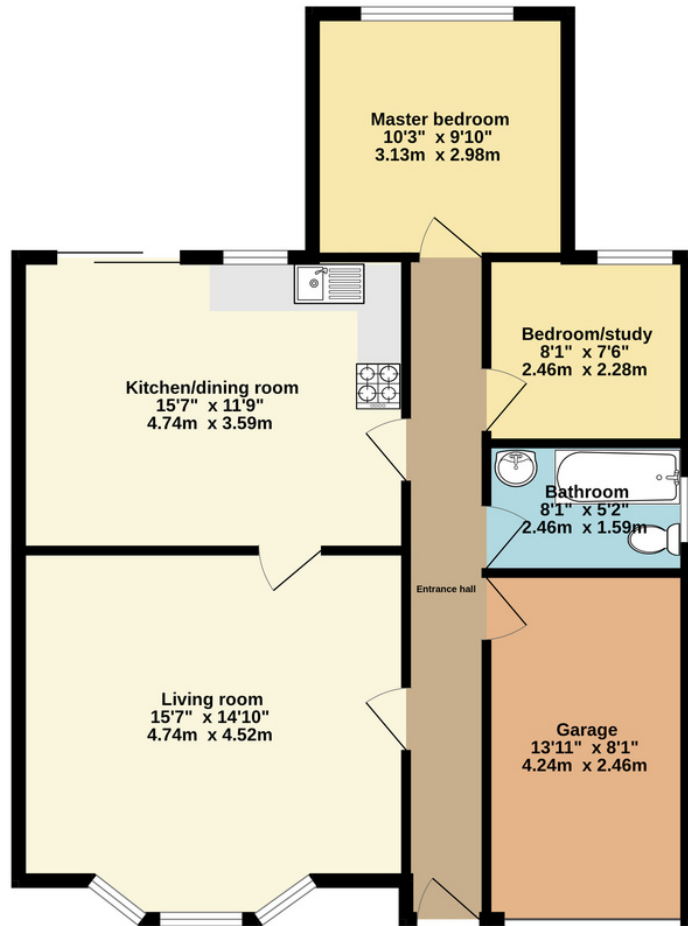
The property offers superb potential (subject to the relevant permissions) to enhance the accommodation, whilst still enjoying the wonderful gardens.

Positioned within the popular village of Saltford, a selection of shops and eateries can be found within only a moments walk. Public transport and access into both Bristol & Bath can be utilised via regular buses serving both cities.





Ground Floor
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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Energy performance certificate (EPC)

21a Tynning Road
Saltford
BRISTOL
BS31 3HL

Energy rating

E

Valid until: 2 January 2029

Certificate number: 0328-4010-7279-6321-1950

Property type: Semi-detached bungalow

Total floor area: 65 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>)

Energy rating and score

This property's energy rating is E. It has the potential to be B.

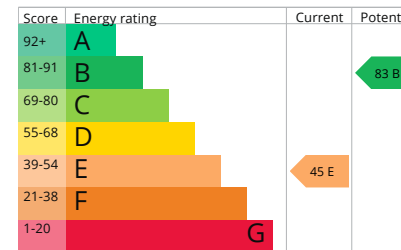
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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