

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

Pepys Close, Saltford, Bristol, BS31

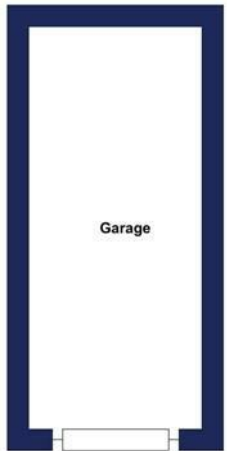
Approximate Area = 1154 sq ft / 107.2 sq m  
Garage = 149 sq ft / 13.8 sq m  
Total = 1303 sq ft / 121 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1386998

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DAVIES & WAY

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3 Pepys Close, Saltford, Bristol, BS31 3LS



Price Guide £550,000

A Wimpey built detached house set on a corner plot in a very popular cul de sac close to Saltford Primary School.

- Well presented throughout with neutral decor
- Envious corner plot location close to Saltford Primary School
- Porch and entrance hall with downstairs wc
- Sitting room with double doors to dining room
- Modern fitted kitchen with built in appliances
- 4 generous bedrooms
- Bathroom with modern suite
- Level plot with gardens to front, side and rear
- Detached garage and driveway parking
- Available with no upward sales chain





### 3 Pepys Close, Saltford, Bristol, BS31 3LS

This well presented Wimpey built detached house dates from 1978 and is offered to the market with no onward sales chain. It offers ideal family accommodation with neutral décor, set on an enviable corner plot with gardens to the front, side and rear, in a popular cul de sac location on the Manor Lawns Development, close to open countryside and within easy walking distance of Saltford Primary School.

On the ground floor the house is approached through a double glazed entrance porch to a hallway where there is a downstairs cloak with wc. There are two separate reception rooms linked by double doors and a modern fitted kitchen with a range of built in appliances. The first floor has four well proportioned bedrooms and a modern family bathroom.

On the outside, the gardens are well kept with a particularly attractive enclosed rear garden as well as a detached garage and driveway parking.

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):

#### GROUND FLOOR

##### ENTRANCE PORCH

Double glazed windows and entrance door, tiled floor. Double glazed inner door and side screen to

##### ENTRANCE HALL

Staircase leading to the first floor with turned spindle balustrading and understairs cupboard. Double glazed window to front aspect, Radiator.

##### CLOAK/WC

Double glazed window to side aspect, white suite with chrome finished fittings comprising wc and wash basin with mixer tap, tiled splashback and cupboard beneath. Heated towel rail.

##### SITTING ROOM 4.47m x 4.01m (14'7" x 13'1")

Double glazed picture window to front aspect, attractive feature fireplace with electric fire, radiator, double doors to dining room.

##### DINING ROOM 3.74m x3.40m (12'3" x11'1")

Sliding double glazed patio door leading to the rear garden, radiator, connecting door to kitchen.

##### KITCHEN 3.64m x 2.70m (11'11" x 8'10")

Double glazed windows to side and rear aspects and double glazed door to outside. Furnished with a range of modern wall and floor units with rolled edged worksurfaces and tiled surrounds providing a range of drawer and cupboard storage space with inset stainless steel one and quarter bowl sink unit. Built in appliances including four ring stainless steel gas hob with extractor above and oven beneath. Fridge and freezer, dishwasher and washing machine. Cupboard concealing Glow Worm gas fired boiler.

#### FIRST FLOOR

##### LANDING

Double glazed window, access to roof space, airing cupboard with hot water cylinder.

##### BEDROOM 4.70m x 3.27m (15'5" x 10'8")

Double glazed window to front aspect. Radiator. Full range of built in bedroom furniture including wardrobes, top boxes, bedside cabinets and dressing table (including in measurements).

##### BEDROOM TWO 3.67m x 3.28m (12'0" x 10'9")

Double glazed window to rear aspect, radiator.

##### BEDROOM THREE 3.23m x2.89m (10'7" x9'5")

Double glazed window to front aspect, radiator, built-in bulkhead cupboard (included in measurements).

##### BEDROOM FOUR 2.87m x 2.25m (9'4" x 7'4")

Double glazed window to rear aspect, radiator.

##### BATHROOM 1.88m x 1.85m (6'2" x 6'0")

Double glazed window to side aspect, heated towel rail. Modern white suite comprising wc, wash basin set in vanity unit with cupboard beneath and mixer tap, bath with mixer tap incorporating hand held shower fitment and separate thermostatic over bath shower with bath mounted shower screen. Extensively tiled surrounds, ceiling mounted downlighters.

#### OUTSIDE

The property is set on an enviable corner plot.

##### FRONT GARDEN

Laid to block paving for ease of maintenance with timber fencing,

##### SIDE GARDEN

Gate leading to the rear garden. The garden is laid to lawn with shrubs and a block paved area to facilitate additional informal parking.

##### ENCLOSED REAR GARDEN 11m wide x 10m deep (36'1" wide x 32'9" deep)

Level and enjoying a good degree of privacy. The garden comprises a paved patio terrace and lawn with mature flower and shrub borders with a further area to the side which is paved with cultivated borders and outside tap.

At the far end of the garden is a gate leading to the

##### DETACHED GARAGE 5.49m x 2.73m (18'0" x 8'11")

Up and over entrance door, power and light connected and double glazed window to the rear. To the front of the garage is a concrete driveway providing off street parking,

#### TENURE

Freehold

#### COUNCIL TAX

According to the Valuation Office Agency website, [cti.voa.gov.uk](http://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.

#### ADDITIONAL INFORMATION

All mains services available and connected.

Local Authority: Bath and North East Somerset Council.

Ultrafast 1000 Mbps Broadband available (Source - ofcom)  
Good mobile coverage available externally via Vodafone, O2, Thre & EE.  
Also internally via EE (Source - Ofcom)

