



## 9 Pepys Close

Saltford, Bristol, BS31 3LS

£1,700 Per Month



The three-bedroom linked-detached family home, located in Saltford, with driveway and single garage is available now to rent.

The property comprises of entrance hall which has stairs leading to the first floor, downstairs WC and doors leading to the lounge, kitchen, and a convenient cupboard.

The lounge is to the front of the property overlooking the cul-de-sac and driveway, the kitchen and dining room are to the rear both with views of the enclosed garden. The kitchen benefits from having wooden work tops, many wall and base units, electric hob/oven, space for a washing machine and the landlord is providing a fridge/freezer.

The first floor has two double bedrooms, one single and a family bathroom. The bathroom has an electric shower over the bath.

The rear enclosed garden has a patio area, lawn, side access to the front of the property and access to the garage.





Entrance hall 5'10" x 17'0" (1.8 x 5.2)  
 Brand new front door, laminate flooring, stairs to first floor, radiator, side aspect window & cupboard

Lounge 10'5" x 13'9" (3.2 x 4.2)  
 Carpeted, front aspect window & radiator

Dining room 8'10" x 13'5" (2.7 x 4.1)  
 Laminate flooring, rear aspect window & radiator

Kitchen 7'2" x 10'9" (2.2 x 3.3)  
 Laminate flooring, wall & base units, boiler, electric oven/hob, side & rear aspect windows and door leading to the rear garden

Downstairs WC 2'7" x 5'10" (0.8 x 1.8)  
 Vinyl flooring, WC, sink & radiator

Bedroom 1 9'6" x 13'9" (2.9 x 4.2)  
 Carpet flooring, front aspect window & radiator

Bedroom 2 10'2" x 13'9" (3.1 x 4.2)  
 Carpet flooring, rear aspect window & radiator

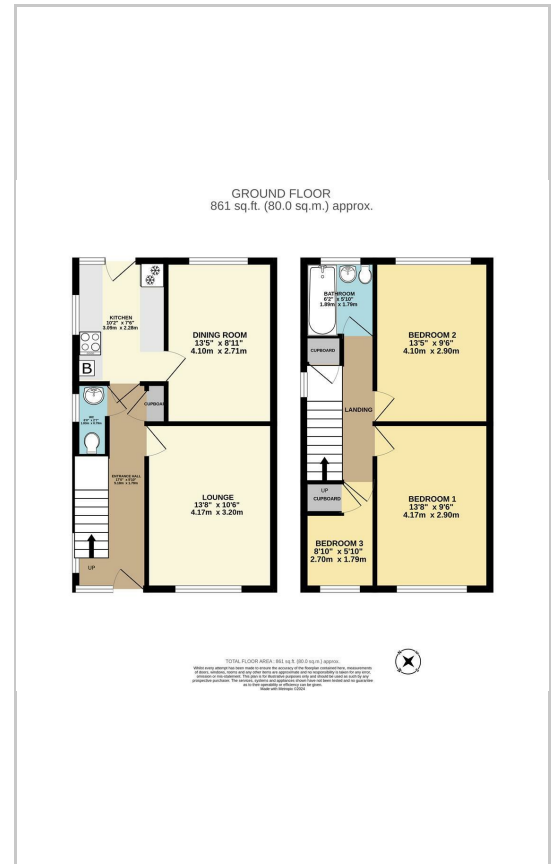
Bedroom 3 6'6" x 8'10" (2.0 x 2.7)  
 Carpet flooring, front aspect window, cupboard & radiator

Bathroom 6'2" x 5'10" (1.9 x 1.8)  
 Vinyl flooring, bath with electric shower, wc, sink, rear privacy window & towel radiator

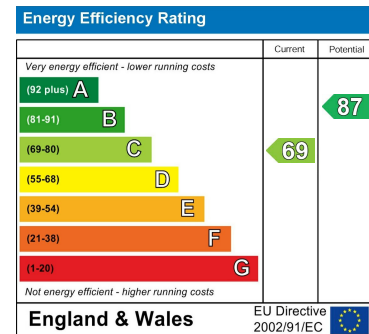
## Area Map



## Floor Plans



## Energy Efficiency Graph



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