

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>	68	74
(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 = 1389 sq ft / 129 sq m  
 Garage = 294 sq ft / 27.3 sq m  
 Total = 1683 sq ft / 156.3 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 2026. Produced for Davies & Way. REF: 1435009



# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

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20 Pepys Close, Saltford, Bristol, BS31 3LS



£600,000

A spacious detached four bedroom home in popular area of Saltford. Offering three reception rooms with a generous rear garden and a double detached garage.

- Detached four generous bedrooms
- Separate reception ideal as an office
- Separate kitchen overlooking the garden
- Generous rear garden
- Double detached garage and driveway
- Well located for the local school
- Available with no upward sales chain
- Well presented throughout with neutral decor
- Covered porch and entrance hall with downstairs wc
- No onward chain



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# 20 Pepys Close, Salford, Bristol, BS31 3LS

This well presented Wimpey built detached house dates from the late 1970's and is offered to the market with no onward sales chain. It offers ideal family accommodation with neutral décor, set on an enviable plot with gardens to the rear in a popular cul de sac location on the Manor Lawns Development, close to open countryside and within easy walking distance of Salford Primary School.

On the ground floor the house is approached by a canopied porch to a hallway where there is a downstairs cloak with wc. There are three 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.

Salford 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 HALL

Entry is via a uPVC door into a spacious hallway featuring laminate flooring and a coved ceiling. There is a radiator, and a staircase leads to the first floor. Beneath the stairs, a useful storage cupboard is fitted with lighting.

### OFFICE 3.54 x 2.47 (11'7" x 8'1")

A full-height double glazed window to the front and side provides ample natural light. The room also benefits from a coved ceiling and a radiator.

### CLOAKROOM 1.47 x 1.31 (4'9" x 4'3")

A double glazed frosted window provides natural light and privacy. The room is fitted with a white wall-mounted basin and toilet, complemented by a tiled floor and a radiator.

### SITTING ROOM 4.56m x 3.77m (14'11" x 12'4")

A double glazed window to the front aspect allows for plenty of natural light. The room features a coved ceiling and a radiator, along with a striking gas fireplace with a stone surround, wooden mantel, and tiled hearth. An archway leads through to the dining room.

### DINING ROOM 3.77 x 3.09 (12'4" x 10'1")

A double glazed window to the rear overlooks the garden, while a matching double glazed door provides direct access outside. The room features laminate flooring and a coved ceiling, with an archway opening through to the sitting room.

### KITCHEN 3.87 x 3.09 (12'8" x 10'1")

A double glazed window overlooking the garden, along with a matching double glazed door, provides both light and access to the garden. The ceiling is fitted with spotlights. The kitchen features a range of white-fronted wall and base units, comprising cupboards and drawers with black laminate worktops and a stainless steel sink and drainer with mixer tap. Built-in appliances include a built-under fridge, washing machine, Neff eye-level double oven, Bosch induction hob with glass splashback, and a stainless steel cooker hood. Tiled flooring and a radiator complete the room.

### UPSTAIRS

#### LANDING

A double glazed window provides natural light. Loft access is available, and an airing cupboard with shelving houses the Worcester combi boiler.

### BEDROOM 3.92 x 2.74 (12'10" x 8'11")

A double glazed window provides natural light, complemented by a radiator.

### BEDROOM 3.68 x 3.81 (12'0" x 12'5")

A double glazed window provides natural light, complemented by a radiator.

### BEDROOM 4.01 x 3.05 (13'1" x 10'0")

A double glazed window provides natural light, complemented by a radiator.

### BEDROOM 3.17 x 2.46 (10'4" x 8'0")

A double glazed window provides natural light, complemented by a radiator.

### BATHROOM 2.13 x 2.07 (6'11" x 6'9")

A double glazed frosted window provides privacy and natural light. The bathroom is fitted with a P-shaped panel bath with a glass shower screen and a thermostatic shower, a white pedestal basin with mixer tap, and a toilet. Tiled walls and flooring complement the space, along with a chrome heated towel rail.

### OUTSIDE

#### GARAGE 5.34 x 5.15 (17'6" x 16'10")

A double garage features an up-and-over door, a personal side door, and a window. The garage is fitted with power and lighting, and a double driveway is situated in front.

### GARDEN

A charming enclosed garden is bordered by fencing and walls, with a side access gate to the front of the property and an additional rear gate leading to the driveway. An outside tap is provided. The garden is mainly laid to lawn, with a pathway running directly behind the property to the rear gate, and is complemented by flower borders.

### FRONT AND SIDE

A small area wraps around the front and side of the property, with a pathway leading to the front door. The space features plants and shrubs, a lawned area, and an additional section laid to stone chips. A side access gate provides convenient entry.

### 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

Local authority. Bath and North East Somerset Services. All mains services connected  
Mobile phone signal. EE O2 Vodafone all good outdoor signal. Three variable outdoor signal. Source Ofcom  
Broadband. Ultrafast 1000mps. Source Ofcom

