



G R E G O R Y S  
— E S T A T E A G E N T S —

7 Fenton Close  
Bristol, BS31 3AT

**£495,000**



Positioned within a quiet cul-de-sac in the popular village of Saltford, can be found this immaculately presented detached residence. This generously proportioned three bedroom home makes for perfect family living, particularly those looking for a short, level walk to the highly regarded, Saltford Primary School. The sizeable plot benefits a sunny southerly aspect, with the recently landscaped garden offering a wonderful space to enjoy. To the front a driveway provides off street parking with access to the rear garden via both side aspects of the property. Internally the property comprises an entrance lobby, a downstairs cloakroom, separate fitted kitchen and a large lounge / diner bathed in natural light with sliding patio doors leading to a conservatory. The garage has been converted and now provides a wonderful home office/study, perfect for those looking to work from home, seeking an office, separate from the family home. To the first floor can be found three bedrooms and a family bathroom. A wonderful home worthy of an early internal viewing. Saltford offers a strategic location between the cities of Bath and Bristol and both are within easy reach by road and public transport. There is also a fast link bus service to Bristol Airport. It is within the catchment area of the well renowned Saltford Primary School and Wellsway School, Keynsham. The village itself offers local parks, river walks, pubs on the river, a rowing club and vibrant community hall. There are a wide range of local facilities including golf course, doctors surgery, dentist, Tesco, chemist, Post Office, Library and garage services. Nearby is also a Waitrose store and a farmshop offering locally sourced produce.

## ACCOMMODATION

### ENTRANCE LOBBY

Upvc entrance door to the front aspect, doors with glazed inserts leading to the lounge, door to cloakroom, power socket, engineered wood flooring

### CLOAKROOM

A two piece white suite comprising a low level wc and pedestal wash hand basin, tiled splash backs, obscured double glazed window to the front aspect, radiator, engineered wood flooring

### LOUNGE / DINER 22' 10" x 15' 7" (6.95m x 4.76m)

(An 'L' shaped room with measurements taken to the maximum points) Double glazed window to the side aspect, double glazed sliding patio doors leading to the conservatory, two radiators, engineered wood flooring, stairs leading to the first floor with shelved under stairs storage cupboard, gas feature fire set in attractive surround and hearth, selection of power sockets, door with glazed inserts leading to the kitchen

### KITCHEN 10' 2" x 6' 7" (3.10m x 2.00m)

A selection of fitted wall and base units with roll top work surfaces over, stainless steel sink and drainer unit with mixer taps over, tiled splash backs, integrated oven and gas hob with extractor hood over and stainless steel splash backs, space and plumbing for a dishwasher and an upright fridge/freezer, double glazed window to the front aspect, radiator, tiled flooring, loft hatch (loft is fully insulated), spot lighting

### CONSERVATORY 11' 3" x 9' 0" (3.42m x 2.75m)

Dwarf wall, double glazed windows with top openers, double glazed 'French' doors leading to the rear garden, power sockets,

### CONVERTED GARAGE 15' 1" x 7' 10" (4.60m x 2.40m)

Perfect as a home office/study. A small kitchenette complete with fitted base units with roll top work surfaces over, space and plumbing for a washing machine and further appliances. Wall unit comprises a 'Worcester Bosch' combi boiler, further storage cupboards, double glazed window to the front aspect, obscure double glazed window to the rear aspect, Upvc door leading to the rear garden, radiator, selection of power points

### FIRST FLOOR LANDING

Stairs leading from the ground floor, a shelved storage cupboard, loft hatch (loft is fully insulated with electric switch and accessed via a fitted ladder), doors to rooms

### BEDROOM ONE 11' 8" x 8' 5" (3.56m x 2.56m)

(Measurements not including the wardrobe depth) Double glazed window to the rear aspect, radiator, selection of fitted wardrobes, power sockets

### BEDROOM TWO 9' 10" x 9' 2" (3.00m x 2.80m)

(Measurements not including the wardrobe depth) Double glazed window to the rear aspect, radiator, fitted wardrobes, power sockets

### BEDROOM THREE 8' 11" x 7' 1" (2.72m x 2.16m)

Double glazed window to the front aspect, radiator, power sockets

### BATHROOM 8' 0" x 6' 7" (2.45m x 2.00m)

A three piece white suite comprising a low level wc, pedestal wash hand basin and panelled bath with mains shower over tiled splash backs, tiled effect vinyl flooring, radiator, obscure double glazed window to the front aspect

### FRONT ASPECT

Laid to lawn with pathway to the front door. Two pedestrian access gates leading to the rear garden. A driveway providing off street parking, boundary fencing and hedgerow

### REAR ASPECT

Benefitting a southerly rear aspect, this beautiful, newly landscaped garden is mainly laid to lawn with borders of plants, flowering shrubs and trees offering year round interest. An extensive patio area laid to paving with matching steps leading to the area of flat lawn, external double socket, enclosed by boundary wall and fencing





## Energy performance certificate (EPC)

7 Fenton Close Salford BRISTOL BS31 3AT	Energy rating <b>D</b>	Valid until: <b>26 March 2033</b>
		Certificate number: <b>0137-3327-1200-0974-5222</b>

Property type: Detached house

Total floor area: 95 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

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

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.

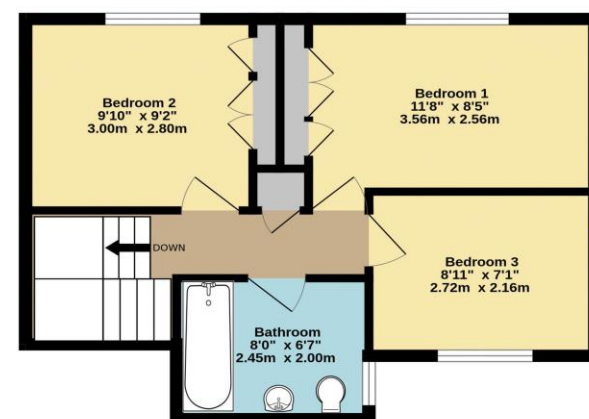
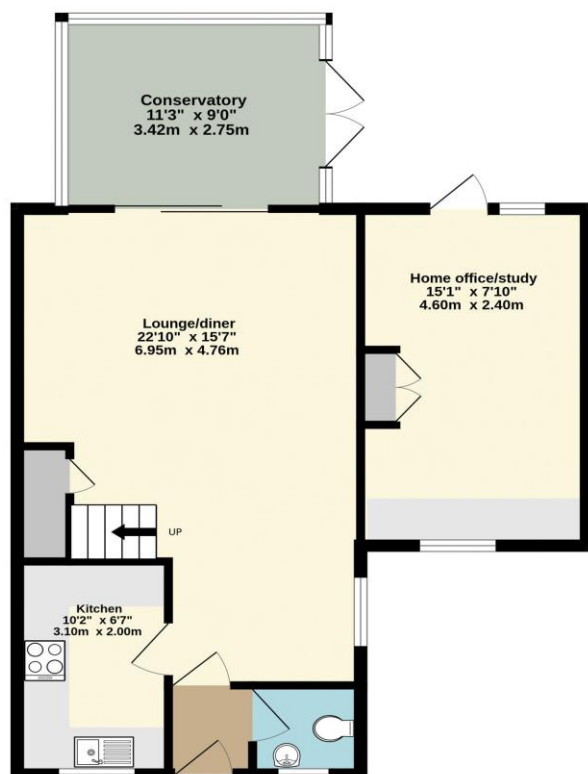
For properties in England and Wales:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor  
670 sq.ft. (62.3 sq.m.) approx.

1st Floor  
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.6 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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