

## 14 Samphire Close, The Saltings

A four-bedroom detached family house on the best close in The Saltings, backing onto open ground by the reserve.

Guide price £495,000



BEDROOMS  
4

BATHROOMS  
2

RECEPTIONS  
2

TYPE  
Detached house

TENURE  
Freehold

EPC  
B

### About this property

Samphire Close is the small cul-de-sac everyone in The Saltings asks about, and number 14 backs directly onto the open ground that fringes the nature reserve - no rear neighbours, just reedbeds and sky. The house offers a sitting room with a wood-effect stove, a separate study, and a kitchen-family room across the full width of the rear with bifold doors to the garden. Upstairs are four bedrooms, an en-suite to the main, and a family bathroom.

The current owners have upgraded steadily over a decade: a replacement roof covering and uPVC fascias in 2021, an air-source heat pump and new radiators in 2024 lifting the EPC to a B, and a landscaped south-facing garden with a porcelain terrace. There is a double-width driveway and an integral garage with an EV charging point.

Offered at a guide price of £495,000, freehold, with the owners' onward purchase already agreed. We are holding an open house on Saturday 11 July from 10.00am - please book a slot through the office rather than just turning up, as parking on the close is limited and the neighbours are friends of ours.

### Key facts

- Freehold
- Council tax band E
- EPC rating B
- Air-source heat pump (2024)
- Backs onto the nature reserve
- Garage with EV charging point

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