

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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17 Rhode Close, Keynsham, Bristol, BS31 1XE



Total Area: 128.4 m<sup>2</sup> ... 1382 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



**£500,000**

Offered to the market is this well presented four bedroom detached home located within a popular cul de sac on the Wellsway side of Keynsham.

- Entrance Hallway
- Lounge/dining room
- Family room
- Kitchen/dining/family room
- WC
- Landing
- Four bedrooms
- Shower room
- Gardens
- Off street parking

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 CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
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# 17 Rhode Close, Keynsham, Bristol, BS31 1XE

Offered to the market is this modern four bedroom link-detached home located within a popular cul de sac on the Wellsway side of town. This delightful home boasts versatile accommodation well suited to upsize families.

To the ground floor the property benefits from a porch which leads to a good size entrance hallway. From here the remaining accommodation can be found which comprises a cosy lounge/dining room measuring 7.2m x 2.6m ("23.7 x "8.6") with feature wood burning stove, and a bright and airy family room. In addition to a useful WC the remaining accommodation on this floor consists of an open plan kitchen/dining/family room which is a true hub of the house and benefits from a luxury kitchen with a range of integrated appliances, granite work surfaces and two distinct areas ideal for both dining and a separate seating space. To the first floor, four well balanced bedrooms are found in addition to a luxury three piece shower room.

Externally both front and rear gardens have been designed with low maintenance in mind. The front is mainly laid to hardstanding that provides off street parking for several vehicles and enjoys the additional benefit of an electric car charging point. The rear garden is mainly laid to a level lawn and benefits from a good size patio, wall and fenced boundaries and well stocked flower beds.

## INTERIOR

### GROUND FLOOR

#### LOBBY 1.8m x 1.4m (5'10" x 4'7" )

Obscured double glazed window to front aspect, radiator, window and glazed door leading to hallway, door leading to WC.

#### HALLWAY 3.6m x 1.9m (11'9" x 6'2" )

Radiator, power points, understairs storage cupboard, stairs rising to first floor landing, doors to rooms.

#### LOUNGE/DINING ROOM 7.2m x 2.6m (23'7" x 8'6" )

to maximum points. Double glazed window to front aspect, single glazed French doors leading to family room. Centre piece wood burner, radiator, power points.

#### FAMILY ROOM 4.6m x 2.8m (15'1" x 9'2" )

Dual velux style windows to roofline, double glazed windows to rear and side aspects, double glazed French doors to rear and side aspects, double glazed French doors to rear aspect providing access to garden, radiator, power points, door leading to kitchen/dining/family room.

#### KITCHEN/DINING/FAMILY ROOM 8.3m x 5m (27'2" x 16'4" )

to maximum points. An 'L' shaped room with double glazed windows to front and rear aspects, double glazed French doors to rear aspect providing access to rear garden. High quality kitchen comprising range of soft close wall and base units with Minerva work surfaces, bowl and a quarter inset sink with mixer tap over, space and gas supply for oversized range oven with oversized extractor fan over. Integrated dishwasher and washer/dryer, space and power supply for over sized American style fridge/freezer, power points, splashbacks to all wet areas, feature breakfast bar. Dining area boasting ample space for family sized dining table with feature exposed brick style wall with chrome radiator and power points. Family area additionally benefitting from exposed brick style wall with chrome radiator and power points.

#### WC 1.4m x 0.9m (4'7" x 2'11" )

Obscured double glazed window to side aspect, modern matching two piece suite comprising pedestal wash hand basin with mixer tap over, low level WC, tiled splashbacks to all wet areas.

### FIRST FLOOR

#### LANDING 5.4m x 1.8m (17'8" x 5'10" )

Double glazed window to front aspect, access to loft via hatch, built in storage cupboard housing gas combination boiler, radiator, power points. Doors to rooms.

#### BEDROOM ONE 3.7m x 2.7m (12'1" x 8'10" )

Double glazed window to rear aspect, radiator, power points. Built in wardrobes.

#### BEDROOM TWO 3.4m x 2.9m (11'1" x 9'6" )

Double glazed window to front aspect, radiator, power points, built in wardrobes.

#### BEDROOM THREE 2.7m x 2.4m (8'10" x 7'10" )

Double glazed window to front aspect, radiator, power points.

#### BEDROOM FOUR 2.7m x 2.4m (8'10" x 7'10" )

Double glazed window to rear aspect, radiator, power points

#### SHOWER ROOM 2.4m x 1.7m (7'10" x 5'6" )

Obscured double glazed window to rear aspect, luxury three piece suite comprising walk in shower cubicle with dual head shower off mains supply over, low level WC, oversized wash hand basin with mixer tap over, heated towel rail, extractor fan, tiled splashbacks to all wet areas.

### EXTERIOR

#### FRONT OF PROPERTY

Mainly laid to hardstanding that provides off street parking for several vehicles that is accessed via a dropped kerb benefitting from electric car charging point, path leading to front door.

#### REAR GARDEN

Low maintenance rear garden mainly laid to lawn with wall and fenced boundaries, patio, well stocked flower beds, several trees, timber shed.

#### TENURE

This property is freehold.

#### AGENT NOTE

Prospective purchasers are to be aware that this property is in council tax band D according to [www.gov.uk](http://www.gov.uk) website.

To help you with your purchasing decision we have supplied information and links for guidance so you can satisfy yourself that the property is suitable for you.

Mobile & Broadband

<https://checker.ofcom.org.uk/>

Flood Risk Checker

<https://www.gov.uk/request-flooding-history>

Coal Mining and Conservation Areas

<https://www.gov.uk/guidance/using-coal-mining-information#coal-authority-interactive-map-viewer>

Find conservation areas | Bath and North East Somerset Council

([bathnes.gov.uk](http://bathnes.gov.uk))

<https://www.bristol.gov.uk/residents/planning-and-building-regulations/conservation-listed-buildings-and-the-historic-environment/conservation-areas>

Asbestos was used as a building material in many properties built from the 1930's through to approximately the year 2000.

