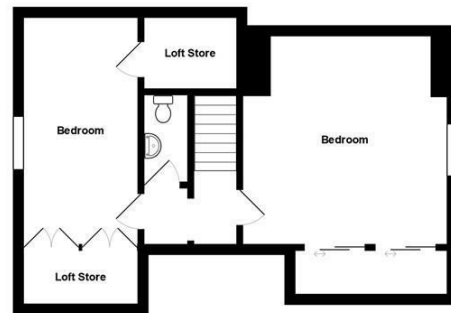
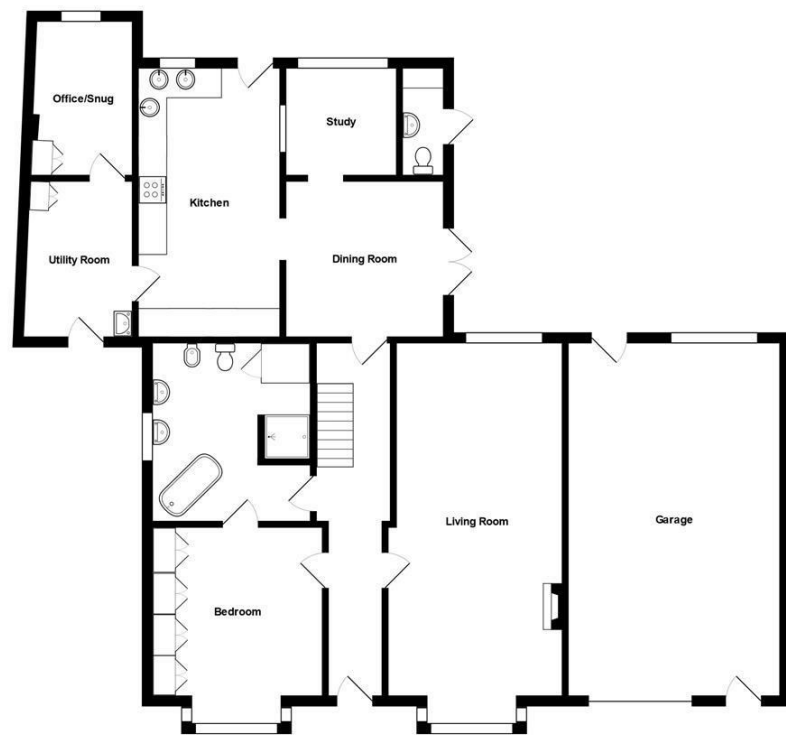


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total Area: 168.4 m<sup>2</sup> ... 1813 ft<sup>2</sup> (excluding garage, loft store)  
All measurements are approximate and for display purposes only.

# DAVIES & WAY

CHARTERED SURVEYORS • ESTATE AGENTS

1 High Street, Keynsham, Bristol, BS31 1DP  
Tel: 0117 9863681 email: [keynsham@daviesandway.com](mailto:keynsham@daviesandway.com)

175 Park Road, Keynsham, Bristol, BS31 1AS



£595,000

An individual detached bungalow dating from 1927 set on the southern side of Keynsham close to open countryside enjoying the benefit of versatile accommodation and a good size mature garden.

- No onward sales chain
- Good size mature plot extending in total to 0.18 acres
- Versatile accommodation with 2 bedrooms on the first floor
- 2/3 reception rooms
- Kitchen/breakfast room
- Utility room & office
- 3 double bedrooms
- Cloak/WC & large family bathroom
- Ample driveway parking & large garage/workshop & carport
- Viewing highly recommended

[www.daviesandway.com](http://www.daviesandway.com)  
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008  
These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance verification should be obtained. They do not constitute a contract or part of a contract. References to tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their conveyancer. All measurements are approximate and floor plans are for guidance only. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Photographs may have been taken using a wide angled lens and items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. The property is offered subject to being unsold.  
DATA PROTECTION ACT 1998: Please note that all personal information by customers wishing to receive information and/or services from Davies and Way will be processed by the agent and may be shared with third parties. If you do not wish your personal information to be used for any of these purposes, please notify us.



# 175 Park Road, Keynsham, Bristol, BS31 1AS

The property comprises an individual detached bungalow originally dating from 1927 and subsequently extended during the 1970's and 80's and now providing versatile accommodation which is very well cared for and is ready to move into, albeit an incoming purchaser may wish to put their own stamp on the decorations etc to suit their own requirements. There is also potential for further extension if required and subject to the necessary consents.

The property is approached through an entrance hall with open tread staircase leading to the upper floor where there are two double bedrooms and a cloakroom/wc. To one side of the hallway is a large dual aspect living room with a bay window to the front while the other is a well proportioned double bedroom with built in furniture, beyond which is a large family bathroom with a four piece suite which is Jack and Jill to the hallway. At the rear of the bungalow is a dining room with study area together with a kitchen/breakfast room which has a comprehensive range of fitted units and a window overlooking the rear garden. To the side of the kitchen lies a utility room with Belfast sink, beyond which is a further office or snug overlooking the rear garden.

The property is set on a good size mature plot extending in total to 0.18 acres. To the front there is abundant off street parking and access to a carport and large garage/workshop. The mature rear garden is laid predominantly to lawn with a variety of mature flower and shrub borders and trees.

Park Road is an established residential location approximately half a mile or so from the Town Centre and close to open countryside.

In all, a rare opportunity to purchase a much loved family home which has been in the same family ownership for nearly half a century.

In fuller details the accommodation comprises (all measurements are approximate):

## GROUND FLOOR

### OPEN CANOPIED ENTRANCE PORCH

Double glazed entrance door with fan light leading to

### ENTRANCE HALL

Wood flooring, open tread staircase to first floor, picture rail, radiator.

### LIVING ROOM 8.0 into bay x 3.71m narrowing to 3.59m (26'2" into bay x 12'2" narrowing to 11'9")

A very spacious light filled reception room enjoying a dual aspect with a double glazed bay window to the front aspect and a double glazed window overlooking the rear garden. Marble fireplace with living flame gas fire, two radiators. Picture rail.

### BEDROOM 4.17m into bay x 3.67m (13'8" into bay x 12'0")

Double glazed bay window to front aspect, radiator, extensive range of built in furniture comprising wardrobes and drawer storage (included in measurements).

### LARGE BATHROOM 3.68m x 3.35m (12'0" x 10'11")

Jack and Jill with doors to the bedroom and a separate door to the hallway. Double glazed obscure window to side aspect, radiator, tiled floor. White suite with chrome finished fittings comprising free standing rolled top bath with mixer tap incorporating shower attachment, twin wash basins, bidet and low level wc. Tiled surrounds. Large walk in shower enclosure with thermostatic shower head. Heated towel rail. Shelved airing cupboard with hot water cylinder (included in measurements).

### DINING ROOM 3.55m x 3.48m (11'7" x 11'5")

Double glazed French doors leading to a decked terrace at the rear of the property. Two radiators.

### STUDY 2.14m x 2.60m (7'0" x 8'6")

Double glazed window overlooking the rear garden. Radiator. Built in desk with drawer storage (included in measurements).

### KITCHEN/BREAKFAST ROOM 5.72m x 2.89m (18'9" x 9'5")

Double glazed window overlooking the rear garden and double glazed door leading to the rear terrace. Radiator, ceiling mounted downlighters and tiled floor. The kitchen is furnished with a comprehensive range of wall and floor units providing drawer and cupboard storage space with extensive work surfaces and tiled surrounds. Built in twin circular stainless steel sinks with matching drainer. A six burner Range cooker set in tiled recess and the freestanding fridge and dishwasher are included in the sale.

### UTILITY ROOM 3.24m x 2.15m (10'7" x 7'0")

Composite double glazed door to the front aspect accessing the carport. Tiled floor, fitted cupboards, Belfast sink. Electric panel heater, plumbing for automatic washing machine.

### OFFICE/SNUG 3.48m x 2.15m (11'5" x 7'0")

Double glazed windows to rear and side aspects, electric panel heater, built in cupboard (included in measurements).

## FIRST FLOOR

### LANDING

Access to undereaves area.

### BEDROOM 4.54m to max x 4.45m (14'10" to max x 14'7")

Part sloping roof line, undereaves storage area (excluded from measurements). Double glazed window to side aspect, radiator.

### BEDROOM 4.98m x 2.41m (16'4" x 7'10")

Part restricted ceiling height. Access to under eaves area (excluded from measurements). Double glazed window to side aspect, radiator.

### SEPARATE CLOAK/WC

WC and wash hand basin.

## OUTSIDE

### FRONT

There is a walled boundary to Park Road with a five bar timber gate providing the approach to an extensive tarmac and gravelled driveway providing abundant off street parking space for numerous vehicles with a stone edge flower and shrub border. The driveway provides access to the

### LARGE GARAGE/WORKSHOP 7.60m x 4.46m (24'11" x 14'7")

Metal up and over entrance door, personal doors to front and rear, double glazed window, power and light connected.

### CARPORT 5.60m x 2.97m (18'4" x 9'8")

### REAR GARDEN approximately 16m x 17m (approximately 52'5" x 55'9" )

A lovely mature garden. There is a gardeners wc with wash basin which is integral with the property at the rear and also contains the gas fired boiler. The garden itself comprises a paved patio and decked terrace together with a level lawn with well stocked flower and shrub borders and number of trees. There is a timber garden shed and BBQ area.

### 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.

### AGENTS NOTES

The sale of this property is to close a deceased estate and is subject to probate being granted. At the time of writing these particulars this was in the process of being applied for. Further details upon request.

Mains Services - Electricity, Gas, Water & Drainage

Broadband - Ultra Fast 1000Mbps available via BT Openreach or Virgin Media (Source - Ofcom)

Mobile Coverage - EE, Three, Vodafone and O2 likely to be available (Source - Ofcom)

